

**Ash Close, St Georges, Weston-Super-Mare, Somerset.  
BS22 7SQ**

**£375,000 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set within the highly desirable and ever-popular St Georges location, this attractive and well-maintained home enjoys a prime position within comfortable walking distance of the renowned Woolpack Public House and Deli, the local train station and the highly regarded Priory School. The property also benefits from excellent transport links, with easy access to the M5 motorway, making it ideal for commuters and families alike.

The house has been lovingly cared for by the current owners and offers well-balanced, versatile accommodation throughout. The main lounge has been extended to create a fantastic conservatory area, flooding the space with natural light and providing a wonderful outlook over the rear garden — perfect for both everyday living and entertaining. Further accommodation includes a modern and well-equipped kitchen/diner, ideal for family meals and social gatherings, along with a convenient cloakroom and a separate utility room. Upstairs, the property offers three bedrooms, a family bathroom and the added luxury of an en-suite shower room to the principal bedroom. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

Outside, the property enjoys a westerly-facing, enclosed rear garden, providing an excellent space to relax, entertain or enjoy the afternoon and evening sun. To the front, there is off-street parking, while a particular highlight is the converted garage, which features a mezzanine level above. This highly flexible space is ideal for use as a home gym, office, studio or simply a peaceful place to unwind and relax. Overall, this is a superb opportunity to acquire a thoughtfully extended and beautifully presented home in a sought-after location, offering excellent amenities, transport links and versatile living space.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Extended Detached House
- Three bedrooms
- En Suite to Bed 1
- Cul de Sac location
- Utility and cloakroom
- Well presented property throughout
- Converted garage to a gym/office with mezzanine level above
- EPC - C



## ROOM DESCRIPTIONS

### Main front door to the hallway:

### Hallway:

Stairs to the first floor, doors to the kitchen and living room

### Living Room

6.22m x 5.89m (20' 5" x 19' 4") Radiator; Upvc double glazed window to front; open plan to the conservatory area; feature fire-place and surround

### Conservatory area

Double glazed windows over looking the garden, door to the garden

### Kitchen Diner

5.87m x 2.46m (19' 3" x 8' 1") Radiator; Upvc double glazed window to front and side; range of wall and base units with worktops over, halogen hob with extractor hood over and eye level electric oven/microwave/warming drawer, integral dishwasher and fridge, inset sink/drainer, designer radiator and a stylish tiled floor

### Utility

5' 2" x 5' 0" (1.57m x 1.52m) Worktop and spaces for washing machine and storage; door to cloakroom; door to the side

### Cloakroom

Suite of WC and wash basin; radiator

### First floor landing

Cupboard

### Bedroom 1

3.48m x 3.18m (11' 5" x 10' 5") Radiator; Upvc double glazed window to front; built in wardrobe; door to en suite

### En Suite to Bed 1

Radiator; Upvc double glazed window to side; white suite of WC, wash basin and shower cubicle

### Bedroom 2

3.53m x 2.95m (11' 7" x 9' 8") Radiator; Upvc double glazed window to front; built in cupboard

### Bedroom 3

2.22m x 2.21m (7' 3" x 7' 3") Radiator; Upvc double glazed window to side

### Bathroom

Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a bath with shower over.

### Garden:

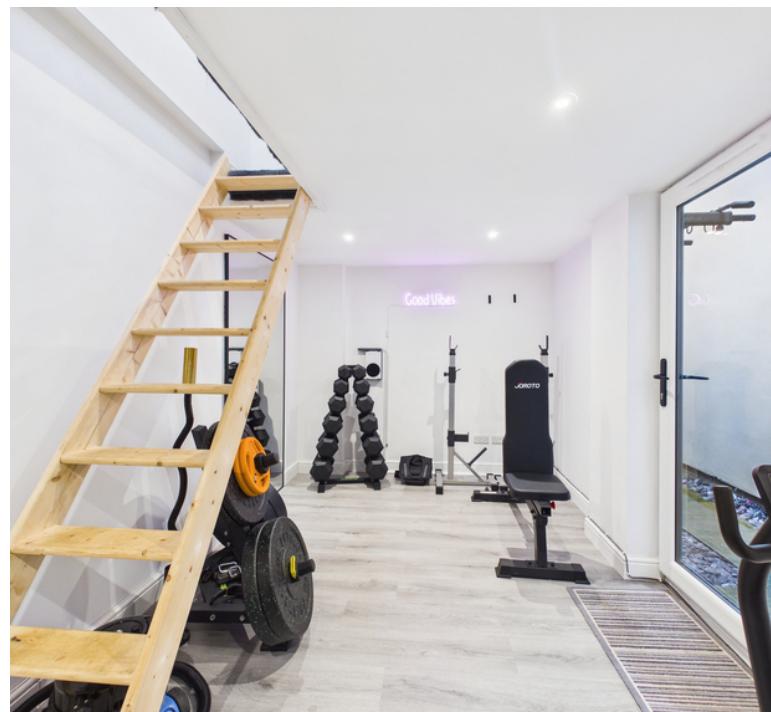
The garden has a patio area and is mainly laid with artificial grass, and has a Westerly facing aspect.

### Parking:

The current sellers park to the front of the house, whilst there is a gate to the rear leading to another parking space if required.

### Garage (which has been converted)

5.04m x 2.47m (16' 6" x 8' 1") The roller door is still there, but the current seller has converted the garage into a gym/office and created a mezzanine level above



## FLOORPLAN & EPC

