

28 Leedham Road, Locking Parklands, Weston-Super-Mare,  
Somerset. BS24 7LP

£565,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This sizeable detached family house in Locking Parklands is set over 3 floors and is tucked down a quiet cul de sac offering fantastic space for the whole family. Built by St Modwen Homes in 2019 this superb property has 5 bedrooms, 3 with en suites, large family bathroom, separate living room with another open plan living/dining area opening into the kitchen across the rear, utility, generous rear garden, great sized garage and driveway parking. The property is approached down a quiet cul de sac with this property being at the end and having an impressive front aspect with open glass views from the middle floor landing. Into the large entrance hall there is the stairs to the first floor, a good sized living room to the right, to the rear a utility room with addition of a WC, and to the left is access to the open plan living/dining/kitchen which is in a big L-shape from front to rear and across the rear of the house with doors to the garden and a central island with breakfast bar area. To the middle floor there is a large landing area with a huge window overlooking open land to the front (which we have been advised by the owner will remain as such with further building in the next 7 to 10 years further down to the left). On the middle floor there are 3 large bedrooms, all with en suite and to the spacious top floor there 2 further large bedrooms and a lovely family bathroom with separate bath and shower. Outside to the front there is driveway parking for 2 leading to the garage which has been split giving the rear over to (currently) a gym but could be used as a garden/entertaining room and the front part is still garage/store space. The rear garden is really generous and is split into 2 with a large patio area for table and chairs, a rear door into the garage and then an area of artificial lawn with a covered pergola area currently housing a hot tub (open to negotiation). Please note .. the solar panels are owned by the property; being the Parklands area there are lots of green spaces to care for hence there is a management fee of £155 per quarter; and also to note is the property owners have now found a property.

## FEATURES

- Superb and Spacious Modern Detached House
- Five large bedrooms
- Three en suites
- Utility / Cloakroom
- Separate Living Room and Open Plan Kitchen Diner/Living
- Generous rear garden
- Quiet cul de sac position
- Large garage with rear two thirds converted to gym
- EPC - B
- Council Tax - Band F
- 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### -GROUND FLOOR-

\*All room sizes as per floor plan\*

#### LIVING ROOM

Radiator; Upvc double glazed window to front

#### OPEN PLAN LIVING/DINING/KITCHEN

Radiator; Upvc double glazed window to front, side, rear and french doors to rear patio/garden; kitchen offers a range of wall and base units with worktops over, central island with breakfast bar area; gas hob with extractor hood over and electric oven under, integral dishwasher and fridge freezer, inset stainless steel sink/drainer.

#### UTILITY / WC

Space for washing machine and dryer, white WC, stainless steel sink/drainer

### -FIRST FLOOR-

#### BEDROOM

Radiator; Upvc double glazed window to front; door to en suite; built in cupboard storage

#### EN SUITE

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

#### BEDROOM

Radiator; Upvc double glazed window to front and side; built in cupboard storage; door to en suite

#### EN SUITE

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

#### BEDROOM

Radiator; Upvc double glazed window to rear; area of walk-in wardrobe storage

#### EN SUITE

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

### -TOP FLOOR-

#### BEDROOM

Radiator; Upvc double glazed windows to side; built in drawer/storage

#### BEDROOM

Radiator; Upvc double glazed window to rear; built in wardrobe storage

#### FAMILY BATHROOM

Radiator; Upvc double glazed window to front; white suite of freestanding bath, WC and wash basin, separate shower

#### OUTSIDE

FRONT - driveway parking for 2 leading to the garage which has been split giving the rear over to (currently) a gym but could be used as a garden/entertaining room and the front part is still garage/store space.

REAR - The rear garden is really generous and is split into 2 with a large patio area for table and chairs, a rear door into the garage and then an area of artificial lawn with a covered pergola area currently housing a hot tub (open to negotiation).

GARAGE - front part 11'2 x 7'3 with up and over door to front .. rear part 16'2 x 9'10 with french doors to garden

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# FLOORPLAN & EPC

