

2a Meadow Drive, Locking, Weston-Super-Mare, Somerset.
BS24 8BB

£425,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS .. This well presented modern detached bungalow was built in 2017 and offers 3 bedrooms (1 up and 2 down), 2 bathrooms, a raised garden, parking for 4 and a shop over the road. The property is approached via the block paved driveway to the front to a covered storm porch which then leads into a spacious entrance hall which has doors to all downstairs rooms, stairs to the first floor bedroom and a useful under-stairs cupboard. The living room is to the rear with french doors out to the rear garden and the kitchen is to the front offering a range of wall and base units with worktops over, 5-ring gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine, integral fridge freezer and inset ceramic stainless steel sink/drainer. Also to the ground floor there are 2 bedrooms (one currently being used as a dining room) and a bathroom having a white suite of WC, wash basin, corner shower and a bath. Upstairs there is a spacious master bedroom with built in wardrobe storage and velux roof windows; a further bathroom upstairs offers a white suite of WC and wash basin and a large shower. Outside to the front there is the parking, a separate bin storage area, an area of lawn and of chippings and side gate giving access to the rear garden. To the rear the garden has a couple of steps up to a lawned area, a patio for table and chairs and a gate to the front.

FEATURES

- Detached Bungalow
- Three bedrooms
- Driveway parking to front for 4
- Two bathrooms - 1 up and 1 down
- Property was built in 2017
- Shop over the road and transport links close by
- Offered in superb decorative order
- Council Tax Band - D
- EPC - B
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Living Room

14' 1" x 12' 6" (4.29m x 3.81m)

Radiator; Upvc double glazed french doors to rear garden

Kitchen

14' 4" x 8' 5" (4.37m x 2.57m)

Radiator; Upvc double glazed window to front; range of wall and base units with worktops over, 5-ring gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine, integral fridge freezer and inset ceramic stainless steel sink/drain

Bedroom

12' 9" x 10' 2" (3.89m x 3.10m)

Radiator; Upvc double glazed window to front

Bedroom

13' 5" x 9' 6" (4.09m x 2.90m)

Radiator; 2 Upvc double glazed windows to rear

Bathroom

9' 6" x 6' 8" (2.90m x 2.03m) Towel

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

Bedroom (upstairs)

17' 6" x 12' 8" (5.33m x 3.86m)

Radiator; Upvc double glazed window to side; 2 velux roof windows; 3 built in cupboards (be aware .. slightly low ceiling height to front and rear)

Bathroom (upstairs)

12' 8" x 10' 0" (3.86m x 3.05m)

Radiator; Upvc double glazed window to side; white suite of WC and wash basin and a large shower (be aware .. slightly low ceiling height to front and rear)

Outside

FRONT - Outside to the front there is the parking, a separate bin storage area, an area of lawn and of chippings and side gate giving access to the rear garden.

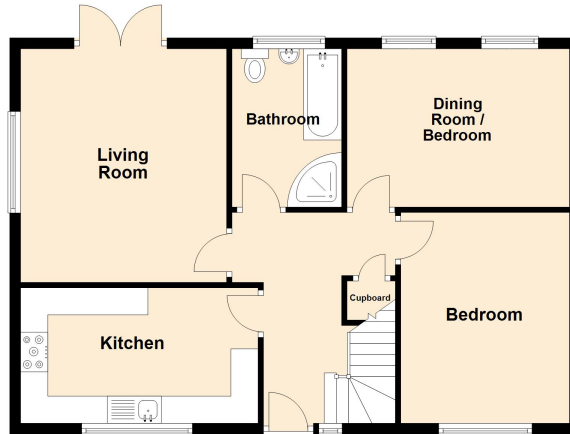
REAR - To the rear the garden has a couple of steps up to a lawned area, a patio for table and chairs and a gate to the front.



FLOORPLAN & EPC

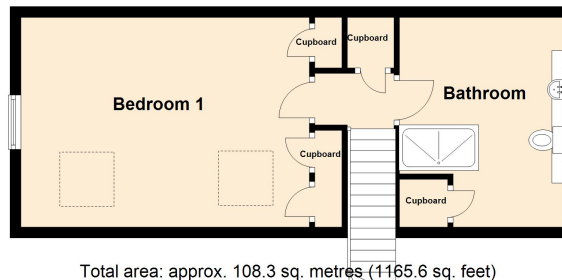
Ground Floor

Approx. 69.7 sq. metres (750.7 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 108.3 sq. metres (1165.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		92
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	