

Langford Road, Weston-Super-Mare, Somerset. BS23 3PG

£385,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT...Nestled on the serene Langford Road, this extended semi-detached period house is a true gem in Weston-super-Mare. Boasting a fantastic size, this property combines the charm of yesteryear with modern comforts, offering ample space and versatility for a growing family or those seeking generous living quarters. Upon arrival, you'll be greeted by the property's impressive facade and a large garage, capable of accommodating a couple of cars or serving as a spacious workshop. The garage provides plenty of room for all your storage and hobby needs, making it a valuable addition to this splendid home. Inside, the house features three inviting reception rooms, each brimming with character and potential. Whether you envision a cozy family room, a formal dining area, or a stylish home office, these rooms offer endless possibilities to tailor the space to your lifestyle. The well-appointed kitchen is designed for both functionality and style, perfect for preparing delicious meals and entertaining guests. Upstairs, you'll find three generously sized bedrooms with the fourth located downstairs, each providing comfortable accommodation for the whole family. The three modern bathrooms ensure that morning routines and evening relaxation are as convenient as they are luxurious. Each bathroom is fitted with contemporary fixtures and elegant finishes, adding a touch of sophistication to your daily routine. Situated in a tranquil cul-de-sac, this property benefits from a quiet, peaceful environment while still being close to local amenities. You'll enjoy the convenience of nearby shops, schools, and recreational facilities, all within easy reach. Additionally, the property is being sold with no onward chain, streamlining the purchasing process and allowing for a smoother transition to your new home.

## FEATURES

- Extended 3/4 Bedroom Semi Detached House
- Four Double Bedrooms
- Large Kitchen
- Fantastic Size Garage/Workshop and Hobby Room
- Three Reception Rooms ( or two plus home office/ sun room)
- Potential Annex With Existing Accommodation
- Double Glazed with Gas Hive Controlled Heating/ Hot Water
- Close to Shops & Amenities Including Waitrose, Tesco, Asda, Hutton Moor, Pure Gym, Weston Town Centre, Sea Front, M5 Junction 21 and Main Rail Links



## ROOM DESCRIPTIONS

### Entrance

Enter via main front door opening into;

### Living Room

13' 0" x 13' 8" (3.96m x 4.17m) UPVC double glazed window to side aspect, french doors opening through to dining area or reception room of your choice, radiator and beautiful wood burner.

### Kitchen

12' 0" x 13' 3" (3.66m x 4.04m) UPVC double glazed windows to front aspect, range of wall and base units inset sink and drainer with mixer taps over, space for fridge freezer, integrated gas hob with oven under and extractor over, integrated dishwasher and stand alone fridge freezer included, space for good size dining table. Hive central heating. Pine saucepan shelf excluded.

### Dining Room/Additional Reception Room

13' 0" x 13' 0" (3.96m x 3.96m) UPVC double glazed sliding doors to rear garden, radiator.

### Downstairs Bedroom (Bedroom Four)

8' 0" x 9' 3" (2.44m x 2.82m) UPVC double glazed window to front aspect, equally would suit a home office

### Downstairs Shower

Velux window to ceiling, low level WC, vanity wash hand basin, enclosed shower with rainfall shower attachment, heated towel rail.

### Utility Room

Range of base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, wall mounted boiler.

### Sun Room (Additional Reception Room/ Home office)

16' 0" x 8' 9" (4.88m x 2.67m) UPVC double glazed sliding doors to rear garden, small pine shelf unit excluded radiator and door through to;

### Large Garage/ Workshop/ Hobby Room

24' 0" x 22' 0" (7.32m x 6.71m) With remote controlled electric roller door, range of storage.

### Stairs Rising to First Floor Landing

Fantastic mezzanine landing allowing for plenty of storage

### Bedroom One

12' 0" x 11' 3" (3.66m x 3.43m) UPVC double glazed window to front aspect, radiator and built in wardrobes.

### En Suite

UPVC double glazed obscure window to front aspect, enclosed shower with rainfall shower attachment, low level WC and wash hand basin, radiator.

### Bedroom Two

10' 0" x 8' 3" (3.05m x 2.51m) UPVC double glazed windows to rear aspect, two radiators.

### Bedroom Three

9' 0" x 9' 6" (2.74m x 2.90m) UPVC double glazed window to rear aspect, radiator.

### Family Bathroom

UPVC double glazed window to side aspect, three piece suite comprising low level WC, vanity wash hand basin, bath with hand held shower attachment, heated towel rail.

### Rear Garden

Fully enclosed rear garden laid to lawn and patio with shrub areas, built in brick barbeque, most large planters included

### Parking

Private parking to front driveway with carport allowing shelter







# FLOORPLAN & EPC

