

54 Ashbury Drive, Weston-Super-Mare, Somerset. BS22 9QS

£385,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This extremely well presented detached family home offers 3 bedrooms, modern bathroom and kitchen, recent conservatory to rear overlooking the garden and garage with parking for 3. The property is approached via the block paved driveway to the front leading to the front entrance hall which has the stairs to the first floor with a cupboard beneath. The living room is to the left and is a great size and to the rear the kitchen has been completely refitted and opens to a dining area and then through to a lovely and recent rear conservatory which has access to the rear garden. The kitchen has been updated and offers a range of wall and base units with worktops over, electric cooker with extractor hood over, spaces for dishwasher, washing machine and fridge freezer, inset white ceramic sink/drainers and a side door to the rear garden. To the first floor there are 3 bedrooms with the master bedroom having the advantage of built-in triple wardrobe storage.

The bathroom was recently supplied and fitted by Westwave and offers a white suite of WC and wash basin in built-in units, tiled floor, towel rail and a large walk-in shower with rain and handheld shower fittings. Outside to the front of the house there is a front lawn and the driveway has parking to the front and to the side (for caravan maybe) and access to rear garden via a timber gate and the garage has an up and over door, power and lighting, and a rear courtesy door. The rear garden is again well maintained with areas of patio, mature shrubs and hedging and seating areas with a great view up to the rock walls behind. Book now to view on this quiet and popular road in Weston.

## FEATURES

- Superb detached family house
- Three Bedrooms
- Well Presented Throughout
- Modern Westwave-fitted Bathroom
- Stunning Conservatory to rear opening to kitchen
- Garage and parking to front and side
- Great views of the quarry rock walls to rear from the garden
- EPC - D
- Council Tax - Band D



## ROOM DESCRIPTIONS

### Entrance Hall

Stairs to first floor; under stairs storage

### Living Room

10' 10" x 14' 7" (3.30m x 4.45m) Radiator;  
Upvc double glazed window to front

### Kitchen Diner / Conservatory

10' 5" x 21' 0" (3.17m x 6.40m) Radiator;  
Upvc double glazed window to rear; open entry to conservatory; L-shaped room; Kitchen area - range of wall and base units with worktops over, electric cooker with extractor hood over, spaces for dishwasher, washing machine and fridge freezer, inset white ceramic sink/drainers and a side door to the rear garden. Dining area and Conservatory - Radiator; Upvc double glazed windows and doors to rear garden

### Bedroom 1

10' 1" x 11' 0" (3.07m x 3.35m) Radiator;  
Upvc double glazed window to front views; triple built-in wardrobe

### Bedroom 2

9' 8" x 12' 2" (2.95m x 3.71m) Radiator;  
Upvc double glazed window to rear

### Bedroom 3

7' 5" x 9' 9" (2.26m x 2.97m) Radiator; Upvc double glazed window to front

### Bathroom

5' 5" x 8' 3" (1.65m x 2.51m) Upvc double glazed window to rear; supplied and fitted by Westwave and offers a white suite of WC and wash basin in built-in units, tiled floor, towel rail and a large walk-in shower with rain and handheld shower fittings.

### Outside

FRONT - Outside to the front of the house there is a front lawn and the driveway has parking to the front and to the side (for caravan maybe) and access to rear garden via a timber gate and the garage

REAR - The rear garden is again well maintained with areas of patio, mature shrubs and hedging and seating areas with a great view up to the rock walls behind.

GARAGE - has an up and over door, power and lighting, and a rear courtesy door.

Please note - if anyone would like to build on a Cloakroom/WC to the front entrance there is lapsed planning and designs which could easily be resurrected.







## FLOORPLAN & EPC

