

Goosey Lane, St Georges, Weston-Super-Mare, Somerset. BS22 7XA

Offers in Excess of £380,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this nicely presented and generously proportioned residence featuring four double bedrooms, located at the terminus of a cul-de-sac in St. Georges.

This extended & spacious family home offers flexible & well planned accommodation suitable for a growing family with the accommodation consisting, in brief, entrance lobby, cloakroom, lounge, dining room & a modern kitchen breakfast room which underwent refurbishment in 2020.

Upstairs there are four good size bedroom with the primary bedroom benefiting from an en-suite shower room plus a family bathroom.

In addition there is an integral garage which is ripe for conversion for additional accommodation if required.

All the windows are either double or triple glazed.

This fabulous family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate all this super property has to offer inside & out.

## FEATURES

- Link Detached Family Home
- Four Bedrooms Plus En-Suite
- Three Reception Rooms
- Integral Garage & Driveway
- Excellent Decorations + Finishings
- Modern Kitchen & Shower Room
- Good Size Rear Garden
- Easy Access to Commuter Links
- Freehold
- Council Tax - Band C
- EPC - C



## ROOM DESCRIPTIONS

### Accommodation

#### Entrance Lobby

High security door. Tiled floor. Door to

#### Lounge

Fireplace with log effect electric fire. Laminated floor. Radiator. Downlighting. Under stairs cupboard. Triple glazed window to front.

#### Kitchen/Family Room

Re-fitted in 2020 with a range of floor and wall units with work surfaces and matching upstands.

Single drainer 1 1/2 bowl sink unit with mixer tap.

Integrated

dishwasher and fridge/freezer. Built-in electric double oven and gas hob with 'smoked' glass splashback and matching cooker hood. 'LVT' flooring. Radiator. Triple glazed window to rear. Double glazed patio doors to rear. Opening to

#### Dining Room

Radiator. 'LVT' flooring. Cupboard housing the gas combination boiler. Double glazed door to rear. Door to garage and door to

#### Cloakroom

low level WC and wash hand basin.

### First Floor

#### Landing

Radiator. Access to loft.

#### Bedroom 1

Radiator. Triple glazed window to front. Door to:

#### En-suite shower

White suite of fully tiled shower enclosure with 'deluge' shower head and separate shower attachment. Wash hand basin with drawer under and low level WC. Ladder style radiator. Extractor fan. Down lighting. Cupboard over stair head. Obscure triple glazed window to front.

#### Bedroom 2

Plus recess. Radiator. Triple glazed window to front.

#### Bedroom 3

Radiator. Triple glazed window to front.

#### Bedroom 4

Radiator. Triple glazed window to rear.

#### Bathroom

White suite of P-shaped shower bath with electric shower over, pedestal wash hand basin and low level WC. Fully tiled walls and floor. Down lighting. Ladder style radiator. Obscure triple glazed window to rear.

### Outside & Integral Garage

There is ample parking at the front of the property with a driveway leading to the GARAGE: ideal for storage including motorcycles as reduced in size to create the cloakroom, with up and over door, light and power.

The rear garden is larger than average and has a westerly aspect and consists of a paved patio leading to the main area of garden, laid to lawn and largely enclosed by panelled fencing. A raised area of decking provides an additional seating area and some shade from a mature tree.



# FLOORPLAN & EPC

