

Gateway Grove, West Wick, Weston-Super-Mare, Somerset.

BS24 7NQ

£365,000 Freehold

FOR SALE



[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

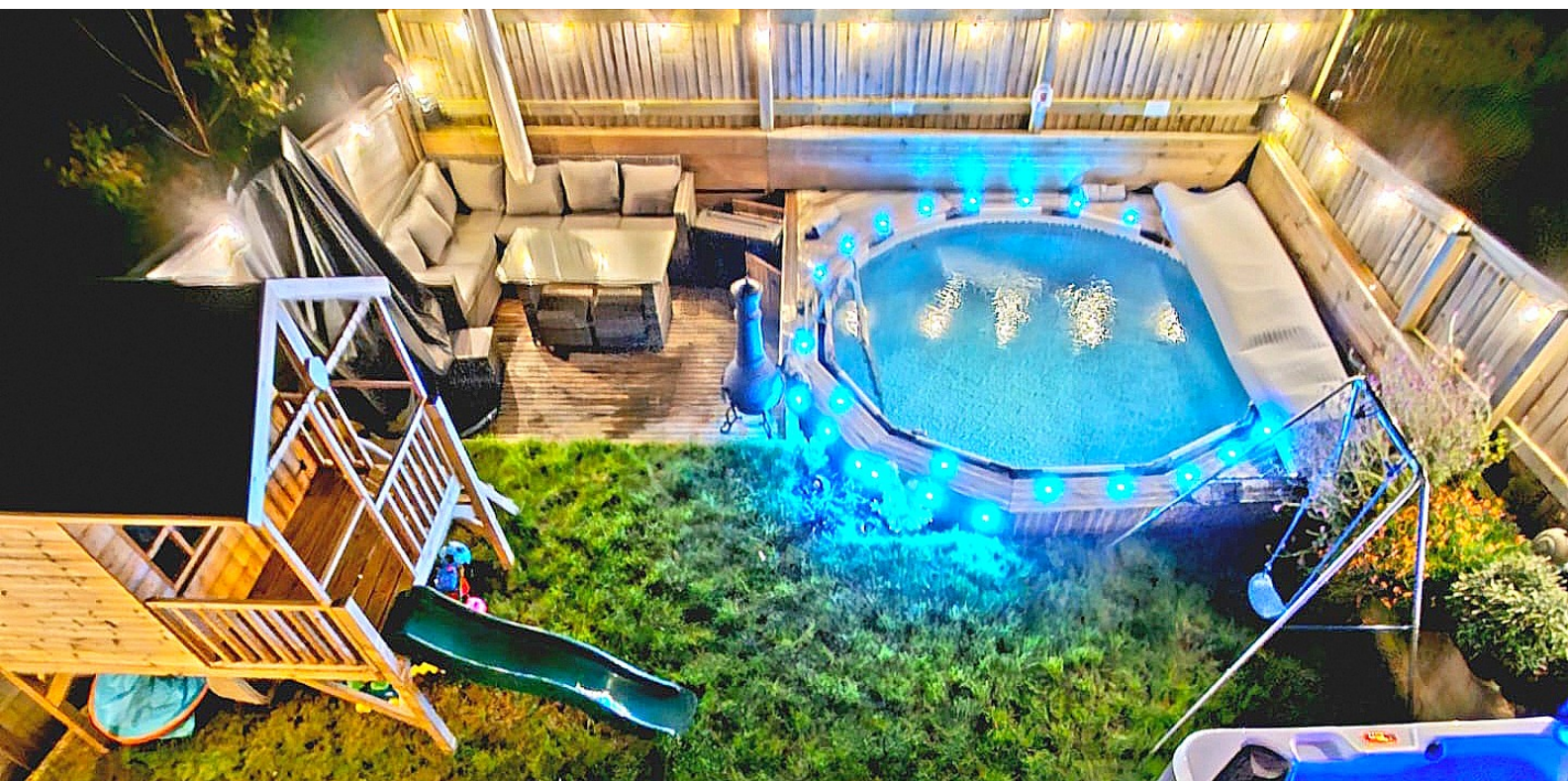
HOUSE FOX ESTATE AGENTS PRESENTS.....This lovely modern detached home is set in a cul-de-sac location, and has easy and quick access to the M5 motorway, making it perfect for the commuter to Bristol or Taunton.

The property is just over 3 years old, and is slightly set back from the main road, with parking directly in front of the house. Once inside you have a hallway, cloakroom, a dual aspect living room with double glazed window to the front, and double doors opening on to the garden, dual aspect kitchen/diner with door to the rear garden, 3 bedrooms, family bathroom, en-suite shower room, plus double glazing, gas central heating, off street parking, and the most amazing Southerly facing garden for entertaining family and friends, with its built in swimming pool, space for the hot tub, a place that you really can relax and enjoy.

So if you're looking for a well presented home, that is close to amenities, and you want to enjoy entertaining, then look no further and call House Fox estate agents

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached home
- 3 bedrooms
- Fantastic Southerly facing rear garden
- 19ft Living room with doors to the garden
- 19ft kitchen/diner with door to the garden
- Bathroom, cloakroom & En-suite shower room
- Off street parking
- Cul-de-sac location
- EPC-B



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Radiator, stairs to the first floor, doors to the living room, kitchen/diner and cloakroom

### **Cloakroom:**

WC, wash hand basin, Double glazed window, radiator

### **Living room:**

5.95m x 3.14m (19' 6" x 10' 4") Double glazed bat window to the front, radiator, double glazed double doors to the garden

### **Kitchen/diner:**

5.99m x 3.48m (19' 8" x 11' 5") Sink unit, floor and wall units, built in oven, hob and extractor fan, integrated dishwasher, fridge and freezer, spotlights, double glazed window, radiator, cupboard, door to the garden

### **First floor landing**

Double glazed window, radiator

### **Bedroom 1:**

3.14m x 3.05m (10' 4" x 10' 0")  
Radiator, wardrobe, double glazed window, door to the en-suite

### **En-suite shower room:**

Shower cubicle, wash hand basin, WC, double glazed window, heated towel rail

### **Bedroom 2:**

3.21m x 3.11m (10' 6" x 10' 2")  
Radiator, double glazed window, wardrobe

### **Bedroom 3:**

2.71m x 2.40m (8' 11" x 7' 10")  
Radiator, double glazed window

### **Bathroom:**

Bath with shower over and shower screen, wash hand basin, WC, double glazed window heated towel rail

### **Parking:**

To the front is 2 allocated spaces

### **Rear garden:**

What a garden to entertain family and friends in, having a Southerly facing aspect, it gets the midday sunshine. There is a patio area, grass area, a built in swimming pool, space for a hot tub, plus side access for the bins and extra storage



# FLOORPLAN & EPC

