

Cruikshank Grove, Locking, Weston-Super-Mare, Somerset.  
BS24 7NL

£268,500 Freehold  
FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled within the highly sought-after Locking Parklands development, this beautifully presented two-bedroom semi-detached home on Cruikshank Grove offers an exceptional opportunity for buyers seeking modern living in a peaceful and well-connected location. Situated in a charming cul-de-sac, the property boasts impressive kerb appeal and a generous driveway positioned to the side of the house, providing off-road parking for two to three vehicles. Upon entering the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. From here, you will find a convenient downstairs cloakroom and access to the contemporary fitted kitchen, which offers a stylish and practical space for cooking. To the rear of the property sits the spacious and bright living room, featuring French doors that open directly onto the beautifully maintained rear garden. This seamless connection between indoor and outdoor living creates an ideal environment for relaxing, entertaining, or enjoying warm summer evenings. Upstairs, the property continues to impress with two well-proportioned double bedrooms, each offering ample space for furnishings and storage. The modern family bathroom is also located on this floor and provides a clean, neutral suite to suit a variety of tastes. Whether you're a first-time buyer, downsizer, or investor, the layout and condition of this home will appeal to anyone looking for a move-in-ready property. Externally, the rear garden has been thoughtfully cared for and provides a tranquil retreat, perfect for those who enjoy spending time outdoors. The cul-de-sac position adds to the property's appeal, offering a quiet and safe setting, while Locking Parklands itself is well known for its pleasant community feel, attractive green spaces, and excellent access to local amenities, transport links, and surrounding countryside.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Semi Detached House
- Two Good Size Bedrooms
- Parking for 2/3 Cars
- Cul De Sac Location
- UPVC Double Glazing + Gas Central Heating
- EPC - B
- Council Tax Band - B
- Downstairs Cloakroom



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

With access to kitchen, cloakroom and living room. The entrance hall has a radiator and stairs rising to first floor landing.

### Kitchen

7' 2" x 10' 0" (2.18m x 3.05m) UPVC double glazed window to front aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, radiator.

### Living Room

11' 8" x 15' 8" (3.56m x 4.78m) UPVC double glazed french doors to rear aspect, UPVC double glazed window to rear aspect, two radiators and storage cupboard.

### Downstairs Cloakroom

UPVC double glazed obscure window to front aspect, low level WC, wash hand basin and radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

12' 10" x 10' 1" (3.91m x 3.07m) Two full length UPVC double glazed windows to front aspect, two storage cupboards, radiator.

### Bedroom Two

15' 0" x 8' 9" (4.57m x 2.67m) UPVC double glazed window to rear aspect, radiator.

### Bathroom

6' 9" x 6' 10" (2.06m x 2.08m) Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower screen and shower over, heated towel rail.

### Rear Garden

Fully enclosed rear garden mainly laid to artificial lawn, decking and some patio. From here you have gated access to your driveway.

### Parking

Drive located to side with parking for 2/3 cars



## FLOORPLAN & EPC

