

Beechwood Avenue, Locking, Weston-Super-Mare, Somerset.

BS24 8DR

£590,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after area of Locking, this substantial four-bedroom detached home on Beechwood Avenue is a rare find. Set on a generous corner plot, the property boasts impressive gardens and an abundance of outdoor space, perfect for families and entertaining. Upon entering, you are greeted by a spacious and welcoming living room, seamlessly connected to the dining area, creating an ideal space for hosting family gatherings or dinner parties. In addition to this open-plan area, there is a separate dining room that offers flexibility for more formal occasions or can be transformed into a home office or playroom to suit your needs. The well-appointed kitchen is complemented by a utility room, providing extra storage and functionality. A delightful sunroom adds a touch of elegance and offers a tranquil spot to relax and enjoy the views of the garden throughout the year. Upstairs, the property features four generously sized bedrooms, providing ample space for a growing family. The main bedroom benefits from an en suite bathroom, offering a private retreat for relaxation. A family bathroom serves the remaining bedrooms, ensuring convenience for all occupants. This home comes with the added advantage of a double garage, providing secure parking and additional storage space. The inclusion of solar panels reflects the property's commitment to energy efficiency, helping to reduce utility costs and environmental impact. Offered with no onward chain, this property presents an excellent opportunity for a seamless move-in experience. Don't miss the chance to make this exceptional house your new home in the desirable Locking area.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Fantastic Size Detached House
- Four Bedrooms
- Good Sized Rear & Side Gardens
- Double Garage
- Sought After Location
- No Onward Chain
- Superb Plot
- EPC - C
- Solar Panels



## ROOM DESCRIPTIONS

### Entrance

Enter via porch with door opening to;

### Entrance Hall

Doors to living room/diner, downstairs cloakroom, additional dining room and kitchen, stairs rising to first floor landing. and radiator.

### Living Room/Dining Room

11' 0" x 28' 3" (3.35m x 8.61m) Double glazed windows to front aspect, radiator and fire place, patio doors leading onto sun room

### Sun Room

11' 0" x 9' 6" (3.35m x 2.90m) Double glazed windows to multiple aspects, french doors opening to garden.

### Additional Dining Room

9' 0" x 19' 1" (2.74m x 5.82m) Double glazed window to front aspect, radiator.

### Kitchen

16' 0" x 8' 9" (4.88m x 2.67m) Double glazed windows to rear garden aspects, range of wall and base units inset sink and drainer with mixer taps over, integrated hob, integrated eye level oven, integrated dish washer, radiator and door through to;

### Inner Hallway

Door to garage and door to garden.

### Utility Room

13' 0" x 8' 9" (3.96m x 2.67m) Double glazed window to rear aspect, base units inset sink and drainer, space and plumbing for washing machine, wall mounted combination boiler.

### Stairs Rising to First Floor Landing.

### Bedroom One

11' 0" x 14' 9" (3.35m x 4.50m) Double glazed window to front aspect, radiator and built in wardrobes and drawers, opening to;

### En Suite

Wash hand basin and enclosed shower cubicle with hand held shower attachment, radiator.

### Bedroom Two

9' 0" x 15' 4" (2.74m x 4.67m) Double glazed window to front, radiator and built in wardrobe, built in vanity wash hand basin sink.

### Bedroom Three

9' 0" x 10' 3" (2.74m x 3.12m) Double glazed window to rear aspect, radiator and built in up and over storage.

### Bedroom Four

9' 0" x 8' 9" (2.74m x 2.67m) Double glazed window to rear aspect, radiator and built in up and over storage.

### Bathroom

10' 0" x 5' 9" (3.05m x 1.75m) Double glazed obscure window to rear aspect, low level WC, vanity wash hand basin, panelled bath with shower over, heated towel rail.

### Double Garage

9' 0" x 19' 1" (2.74m x 5.82m) and 9' 0" x 19' 3" (2.74m x 5.87m) two garages with partition wall between, power and lighting with two electric roll doors, storage above.

### Rear and Side Gardens

Substantial sized rear and side gardens mainly laid to lawn and partly patio, mature shrubs and fence bordering.

### Front

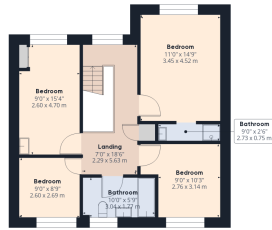
Ample parking to block paved driveway



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 2032.44 ft<sup>2</sup>  
 188.82 m<sup>2</sup>

Reduced headroom  
 15.72 ft<sup>2</sup>  
 1.46 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

