

Lancaster Crescent, Weston super Mare, North Somerset.
BS24 8FY

£325,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This as-new semi detached town-house has great space for the family over 3 floors with 3 bedrooms, a study (or bed 4), en suite to master, 2 parking spaces and a large and rather private rear garden. The property is approached via the driveway parking to the front and the entry door is to the side of the property leading to an entrance hall with stairs to the first floor, doors to the kitchen diner, a study (currently used as home hair salon and could be a bed 4 if needed), and also a cloakroom with WC and wash basin. The kitchen offers a range of wall and base units with worktops over, electric hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset composite sink/drainers, space for table and chairs and french doors out to the rear garden. These downstairs spaces are versatile as the study could be made a dining room and sofa seating could be made in the dining area of the kitchen, or even vice versa. Up to the middle floor there is the main living room area and also the master bedroom which has an en suite of WC, wash basin and a shower. Up to the top floor there are 2 further bedrooms and also the family bathroom which again has a white suite of WC, wash basin and a bath. Outside to the rear the garden is really generous and also quite private with areas of patio for table and chairs, artificial lawn and a side gate leading to the front driveway parking.

FEATURES

- Semi Detached Town House
- Three bedrooms or 4 if study is used
- Cloakroom & en suite to main
- Remainder of NHBC guarantee (8 years)
- Offered in superb decorative order
- Open views to the front
- Generous and private rear garden
- Two driveway parking spaces to side
- EPC - B
- Council Tax - Band C



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Stairs to first floor

Cloakroom - white suite of WC and wash basin; Radiator; Upvc double glazed window to front

Kitchen Diner

12' 11" x 12' 8" (3.94m x 3.86m)
Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, electric hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset composite sink/drainage, space for table and chairs and french doors out to the rear garden

Study / Bed 4

9' 4" x 9' 1" (2.84m x 2.77m) Radiator;
Upvc double glazed window to front and side

First Floor

Living Room (to first floor)

12' 9" x 9' 1" (3.89m x 2.77m) Radiator;
Upvc double glazed window to front and side

Bedroom 1

13' 0" x 9' 3" (3.96m x 2.82m) Radiator;
Upvc double glazed window to rear; door to en suite

En Suite

6' 6" x 2' 6" (1.98m x 0.76m) Radiator;
white suite of WC, wash basin and shower

Top Floor

Bedroom 2

12' 11" x 9' 1" (3.94m x 2.77m) Radiator;
Upvc double glazed window to front and side

Bedroom 3

13' 0" x 9' 6" (3.96m x 2.90m) Radiator;
Upvc double glazed window to rear

Family Bathroom

6' 2" x 5' 6" (1.88m x 1.68m) Radiator;
white suite of WC, wash basin and a bath.

Outside

FRONT - driveway parking to side for 2, entrance door to side; timber gate to rear garden

REAR - generous size and also quite private with areas of patio for table and chairs, artificial lawn and a side gate leading to the front driveway parking.



FLOORPLAN & EPC

