

Mannock Gardens, Locking Parklands, Weston-Super-Mare,  
Somerset. BS24 7NG

£550,000 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.....WOW! Homes rarely come to the market as beautifully presented as this stylish executive detached house, perfectly positioned within the highly sought-after Locking Parklands development. Offering generous proportions, modern design, and superb attention to detail, this home combines everyday practicality with a real sense of luxury.

From the moment you step through the front door, you are greeted by a light-filled hallway that immediately sets the tone for the rest of the property. The space flows effortlessly into the heart of the home, beginning with an impressive 20ft living room, a wonderful space for relaxing or entertaining, complete with French doors that open directly onto the landscaped garden. The 18ft kitchen/diner is equally impressive, designed with both style and functionality in mind. This sociable space also benefits from doors to the garden, making it ideal for summer gatherings and family mealtimes. A separate sitting room provides additional flexibility—perfect as a snug, playroom, or home office. Completing the ground floor is a useful utility room and a cloakroom.

Upstairs, a spacious and elegant landing leads to four generous double bedrooms, each thoughtfully designed to provide comfort and style. The main bedroom is a true retreat, boasting its own en-suite shower room and a walk-in wardrobe, creating both luxury and convenience. The further three bedrooms are all well-proportioned, making them ideal for family members or guests and are served by a modern family bathroom.

This property doesn't just impress on the inside—outside, you'll find a superbly landscaped garden, carefully designed to provide colour, structure, and a sense of tranquillity. Whether you're enjoying a quiet morning coffee or hosting friends on a summer evening, this garden is the perfect setting. To the side, a driveway leads to the garage, ensuring ample parking. Additional benefits include gas central heating, solar panels for energy efficiency, and double glazing throughout, giving peace of mind and modern comfort. This home truly offers the complete package: space, style, practicality, and an enviable location on Locking Parklands, where you'll find a welcoming community and green spaces

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached executive home
- Superb landscaped garden
- 4 double bedrooms
- Sitting room
- 20ft living room
- 18ft kitchen/diner with doors on to the garden
- 2 bathrooms and a cloakroom
- Utility room
- EPC-B



## ROOM DESCRIPTIONS

### Main front door to the hallway

### Hallway:

Stair to the first floor, doors to the kitchen, sitting room and living room

### Cloakroom:

WC, wash hand basin, radiator

### Living room:

6.30m x 3.17m (20' 8" x 10' 5") Central fireplace, 3 double glazed windows, radiator, double doors to the garden

### Sitting room:

3.49m x 3.03m (11' 5" x 9' 11") 2 double glazed windows, radiator (this room could easily be an office)

### Kitchen/diner:

5.58m x 3.40m (18' 4" x 11' 2") Sink unit, modern floor and wall units, integrated fridge/freezer and dishwasher, built in ovens and hob with extractor hood over, double glazed window, radiator, door to the utility room, double doors to the garden

### Utility room:

2.13m x 1.68m (7' 0" x 5' 6") Sink unit, floor and wall units, plumbing for washing machine, door to the side

### Vaulted landing:

A superb floor to ceiling window, radiator

### Bedroom1:

3.50m x 3.48m (11' 6" x 11' 5") Double glazed window, radiator, door to the en-suite and walk in wardrobe

### Walk in wardrobe:

A great space for all your clothes and shoes

### En-suite shower room:

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

### Bedroom 2:

3.28m x 3.07m (10' 9" x 10' 1") Radiator, double glazed window, wardrobe

### Bedroom 3:

3.25m x 3.17m (10' 8" x 10' 5") 2 double glazed window, radiator

### Bedroom 4:

3.14m x 2.66m (10' 4" x 8' 9") Radiator, double glazed window

### Bathroom:

Bath, separate walk in shower, WC, feature wash hand basin, double glazed window, heated towel rail

### Garage and parking:

The driveway provides parking for 2 cars, and leads to the GARAGE which has light and power.

### Landscaped garden

A beautiful garden for entertaining and relaxing, with 2 great patio areas, one has a Pergola over, perfect for outdoor dining, the other provides a place to relax with friends in the sunshine. The garden is fully enclosed, with a good size area of lawn plus mature shrubs and plants, a side gate gives access to the driveway

### Solar panels



# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1406 ft<sup>2</sup>  
130.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

