

Ferry Lane, Lympsham, Weston-Super-Mare, Somerset.

BS24 0BT

£525,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS...this stunning modern detached house, ideally situated on the outskirts of Lympsham and just a short 10-minute drive from the seaside resort of Weston-super-Mare. Boasting a prime location that offers the perfect balance of tranquillity and convenience, this exceptional property is the epitome of contemporary living.

Spanning across three spacious floors, this meticulously designed residence offers an abundance of living space and stylish amenities to accommodate the modern lifestyle.

The main floor features a bright and airy front-to-back lounge, bathed in natural light and offering the perfect setting for both relaxation and entertainment. The adjacent kitchen/diner is a chef's delight, and ample space for dining, making it the heart of the home where culinary delights are shared and memories are made, plus a sitting room, for those wanting a room to relax and unwind

For those who require a dedicated workspace, a conveniently located study on the first floor provides the ideal environment for productivity and focus. Additional amenities on this floor include a practical utility room and a cloakroom for added convenience.

Ascending to the upper floors, you'll find five generously proportioned bedrooms, each offering a tranquil retreat from the hustle and bustle of everyday life. The master suite is a true sanctuary, complete with a spacious dressing room and an en-suite shower room, providing the perfect escape for relaxation and rejuvenation.

Completing the accommodation, a stylishly appointed family bathroom ensures comfort and convenience for all residents and guests alike.

Outside, the property boasts a good-sized garden, offering a serene outdoor oasis where you can unwind. For those with a penchant for outdoor entertaining, the garden provides the perfect backdrop for alfresco dining, summer barbecues, and leisurely gatherings with loved ones.

Convenience is key with the inclusion of a double garage and parking for two cars, providing ample space for secure vehicle storage

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- 6 bedrooms
- 23ft living room
- 21ft kitchen/diner
- Study
- Double garage and parking
- Set over three floors
- Bathroom, en-suite shower room and cloakroom
- EPC-C



## ROOM DESCRIPTIONS

### Main front door to the hallway

### Hallway:

Stairs to the first floor, cupboard, radiator

### Cloakroom:

Low level WC, wash hand basin, radiator, double glazed window

### Living room:

Dual aspect room, double glazed window to the front, double glazed double doors to the garden, feature gas fire with surround, radiator, quality flooring, double doors to the hallway

### Sitting room

Double glazed windows, radiator, door to the hallway

### Kitchen/diner:

Sink unit, a range of floor and wall units, built in dishwasher, range master cooker, 2 double glazed windows, further bow double glazed window over looking the garden, breakfast bar, under floor heating (current sellers have never used it) space for large fridge/freezer, door to the hallway.

### Utility room:

Sink unit, wall mounted gas fired boiler, plumbing for washing machine, door to the side

### First floor landing:

Stairs to top floor

### Bedroom 1:

Double glazed window, radiator, door to the en-suite, opening to the dressing area

### Dressing area

Built in wardrobes, radiator, double glazed window

### En-suite shower room

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

### Bedroom 4:

Radiator, double glazed window, built in wardrobe

### Study

Radiator, double glazed window, wardrobe

### Bedroom 5:

Radiator, wardrobe, double glazed window

### Bathroom:

Bath, separate shower cubicle, wash hand basin, low level WC, double glazed window, heated towel rail

### Top floor landing

Doors to bedroom 2 & 3

### Bedroom 2:

Skylights, radiator, sloping ceilings

### Bedroom 3:

Radiator, skylight, sloping ceilings

### Garden:

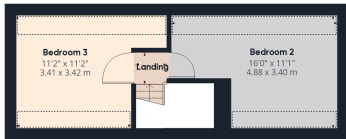
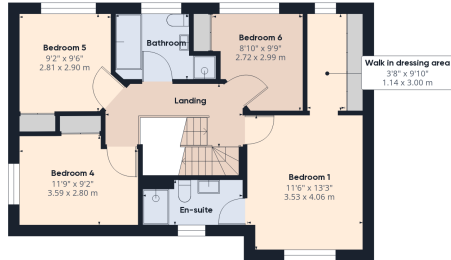
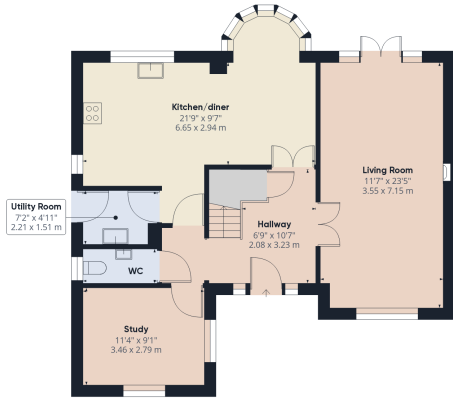
A nice size garden with good size decked area, lawn area, and personal door to the double garage

### Double Garage and parking

2 up and over doors, light and power, plus 2 parking spaces in front of the garage



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>

1861.8 ft<sup>2</sup>  
172.97 m<sup>2</sup>

Reduced headroom

89.48 ft<sup>2</sup>  
8.31 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

