

Midhaven Rise, Weston-Super-Mare, Somerset. BS22 9LT

£385,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... This spacious four-bedroom detached family home is ideally positioned in the highly sought-after location of Worle, enjoying a desirable setting on the Worle and Kewstoke border along the popular Midhaven Rise. Offered to the market with no onward chain, the property presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes, with excellent scope for modernisation and improvement. The accommodation begins with a welcoming entrance porch, providing access to a useful downstairs cloakroom before leading through into the main living and dining area. This generous open-plan space offers a comfortable and flexible layout, ideal for both everyday family living and entertaining. From here, there is access to the kitchen, a separate dining room, the conservatory, and the integral garage, creating a highly practical flow throughout the ground floor. The kitchen offers a functional space with the potential to be updated and redesigned to suit modern lifestyles, while the adjoining dining room provides a perfect setting for family meals or more formal entertaining. To the rear of the property, the conservatory enjoys views over the garden and offers a bright and relaxing space to enjoy throughout the year, further extending the living accommodation. Upstairs, the property continues to impress with four well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, offering privacy and convenience, while the remaining bedrooms are served by a family bathroom. Each bedroom offers comfortable accommodation, making this home ideal for families, those working from home, or anyone requiring additional space. Outside, the rear garden is mainly laid to lawn, providing a pleasant and easy-to-maintain outdoor space with plenty of room for seating, play, or further landscaping. To the front of the property, there is a driveway providing off-road parking, along with access to the garage. The location is a particular highlight, being close to a wide range of local amenities, well-regarded schools, and excellent transport links, including easy access to Weston-super-Mare, the M5 motorway, and Worle railway station.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Spacious Detached House
- Four Bedrooms
- Three Reception Rooms
- Garage + Driveway Parking
- No Onward Chain
- Downstairs Cloakroom WC
- In Need of General Modernisation
- Sought After Location on the Kewstoke/Worle Border
- EPC - D



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Porch

Double glazed window to side aspect, radiator and door to;

### Downstairs Cloakroom

Double glazed obscure window to front aspect, wash hand basin.

### Living Room/Dining Room

15' 10" x 20' 5" (4.83m x 6.22m) Double glazed window to front aspect, radiator storage cupboard and sliding doors to rear aspect onto sun room, door to;

### Kitchen

9' 11" x 9' 1" (3.02m x 2.77m) Double glazed window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, space and cooker, space for fridge and freezer, opening to;

### Dining Room

8' 1" x 12' 6" (2.46m x 3.81m) Double glazed sliding doors to rear garden aspect, radiator and door to;

### Garage

8' 8" x 14' 4" (2.64m x 4.37m) Up and over door to front, power and lighting.

### Conservatory/Sun Room

19' 3" x 8' 11" (5.87m x 2.72m) Double glazed french doors to rear garden aspect, double glazed windows with rear aspect, radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

8' 2" x 18' 6" (2.49m x 5.64m) Double glazed window to front aspect, radiator, door to;

### En Suite

5' 4" x 5' 5" (1.63m x 1.65m) Double glazed obscure window to rear aspect, opening to shower cubicle, wash hand basin, storage cupboard, radiator.

### Bedroom Two

12' 2" x 10' 1" (3.71m x 3.07m) Double glazed window to rear aspect, radiator.

### Bedroom Three

9' 7" x 10' 1" (2.92m x 3.07m) Double glazed window to rear aspect, radiator.

### Bedroom Four

8' 9" x 11' 4" (2.67m x 3.45m) Double glazed window to front aspect, radiator and storage cupboard.

### Family Bathroom

6' 3" x 6' 6" (1.91m x 1.98m) Double glazed obscure window to rear aspect, bath with shower attachment, low level WC and wash hand basin, radiator.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn and patio with access to front

### Parking

Off road parking to front aspect







## FLOORPLAN & EPC



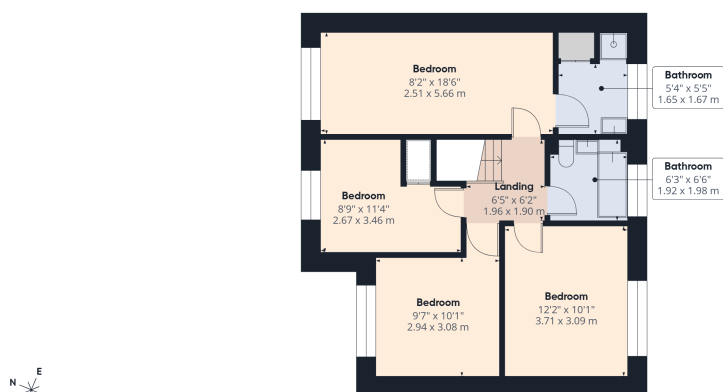
### Floor 0



Approximate total area<sup>(10)</sup>

1410 ft<sup>2</sup>

131 m<sup>2</sup>



Floor 1

(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.

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