

117 New Bristol Road, Worle, Weston-Super-Mare, Somerset.

BS22 6AZ

£345,000 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 PRESENT... Nestled just off Worle High Street, this delightful three-bedroom detached bungalow offers the perfect blend of convenience and tranquility. Located on New Bristol Road, this property boasts a spacious driveway, providing ample parking space, and includes the added benefit of a garage with an integral door for easy access. As you enter the bungalow, you are greeted by a welcoming porchway that leads directly into the well-appointed kitchen. The kitchen is not only functional but also serves as the heart of the home, seamlessly connecting to the garage, making it ideal for bringing in groceries or additional storage. The property features a generously sized living room, perfect for relaxing and entertaining. The three comfortable bedrooms offer versatile living spaces, whether you need a home office, guest room, or additional family bedrooms. The bathroom is conveniently located and designed for both comfort and practicality. One of the standout features of this charming bungalow is its private south-facing garden. This outdoor space provides a serene retreat, ideal for enjoying sunny afternoons, gardening, or hosting family and friends. This bungalow on New Bristol Road is a rare find, offering a blend of comfort, convenience, and privacy. It's an excellent opportunity for those seeking a welcoming home in a desirable location. Don't miss the chance to make this lovely property your own.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached Bungalow
- Three Bedrooms
- Off Road Parking
- South Facing Garden
- Close to Amenities
- Gas Central Heating
- EPC - D
- Council Tax - Band C
- Garage



## ROOM DESCRIPTIONS

### Entrance

Block paved driveway leading into UPVC double glazed porch with opening to;

### Front Driveway

Block paved driveway with ample parking.

### Kitchen

15' 0" x 8' 1" (4.57m x 2.46m) UPVC double glazed window to front driveway aspect, range of wall and base units inset sink and drainer, integrated oven and hob, space and plumbing for washing machine, space for fridge freezer, radiator, opening through to;

### Living Room

15' 0" x 20' 0" (4.57m x 6.10m) UPVC double glazed windows to rear aspect, radiator and doors to bedroom and inner hallway

### Bedroom One

12' 0" x 13' 8" (3.66m x 4.17m) UPVC double glazed window to rear garden aspect, radiator.

### Bedroom Two

9' 0" x 10' 4" (2.74m x 3.15m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

9' 0" x 8' 9" (2.74m x 2.67m) UPVC double glazed window to side and rear aspect, radiator.

### Bathroom

9' 0" x 7' 3" (2.74m x 2.21m) UPVC double glazed obscure windows to front aspect, low level WC and wet room with electric shower

### Garage

8' 0" x 15' 10" (2.44m x 4.83m) UPVC double glazed window and side door, power and lighting.

### Rear Garden

Fully enclosed rear garden laid to patio and wood chippings with shrub areas, garden is south facing.



# FLOORPLAN & EPC

