

Canterbury Close, Worle, Weston-Super-Mare, Somerset.

BS22 7TS

£280,000 Freehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Nestled within the tranquil embrace of a cul-de-sac North Worle, is this semi-detached house. Its prime location boasts proximity to local amenities, including shops, Castle Batch school, and the expansive playing fields, all within easy walking distance.

Stepping through the threshold into the hallway, The lounge, has natural light pouring through double-glazed windows, offers a serene retreat for relaxation and unwinding after a long day.

The heart of the home lies in its kitchen, seamlessly open-plan to the breakfast area/sunroom, creating an ideal spot for morning coffee or leisurely weekend brunches.

For those in need of a quiet sanctuary for work or study, a versatile sitting room or study awaits, providing a tranquil space for focus and productivity.

Ascending the staircase, a landing, three bedrooms and a bathroom await

Practical amenities, including gas central heating for cozy winter nights, double glazing for energy efficiency and tranquility, and off-street parking for convenience. The easy-to-maintain rear garden beckons with the promise of outdoor enjoyment, providing a private oasis for BBQ's.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached house
- 3 bedrooms
- Kitchen open plan to sun room
- Sitting room/office/bedroom 4
- Off street parking
- Cul-de-sac location
- Gas central heating
- Double glazing
- EPC-D



ROOM DESCRIPTIONS

Main front door to the entrance porch

Entrance porch

Door to the hallway

Hallway

Stairs to the first floor, opening to the lounge

Lounge:

4.88m x 3.05m (16' 0" x 10' 0")

Double glazed window, radiator, cupboard, door to the kitchen

Kitchen:

4.47m x 2.68m (14' 8" x 8' 10") Sink unit, floor and wall units, built in oven and hob, opening to the sun room

Sun room:

4.01m x 2.87m (13' 2" x 9' 5") Tiled floor, door to the sitting room/office, double glazed windows and doors to the garden

Sitting room/office/bedroom 4

4.96m x 2.27m (16' 3" x 7' 5")

Double glazed window to the front, radiator, double glazed doors to the garden

Landing:

Cupboard, double glazed window

Bedroom 1:

3.67m x 2.56m (12' 0" x 8' 5")

Radiator, double glazed window

Bedroom 2:

3.33m x 2.63m (10' 11" x 8' 8")

Radiator, double glazed window

Bedroom 3:

2.74m x 1.78m (9' 0" x 5' 10")

Radiator, double glazed window

Bathroom

Jacuzzi style bath, shower screen, heated towel rail, wash hand basin, low level WC, double glazed window

Parking:

Off street parking to the front

Rear garden:

Easy to maintain as mainly paved, plus an area of artificial grass



FLOORPLAN & EPC

