

Cornwallis Avenue, North Worle, Weston-Super-Mare, Somerset
. BS22 9PF

£375,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after location of North Worle, on the ever-popular Cornwallis Avenue, this superb four-bedroom semi-detached home offers generous living space, excellent curb appeal, and a layout perfectly suited to modern family life. Having been thoughtfully extended, the property provides well-balanced accommodation throughout while also benefiting from a beautifully presented exterior and excellent off-road parking. The property immediately impresses upon arrival with its attractive frontage and block paved driveway, providing ample off-street parking for multiple vehicles. The smart and well-maintained exterior creates a welcoming first impression and adds to the home's overall appeal. Stepping inside, you are welcomed into a useful inner porch, an ideal space for coats and shoes before entering the main living accommodation. The porch leads through to a bright and spacious living room, which provides a comfortable setting for relaxing and entertaining. From the living room there is an open flow through to the dining room, creating a sociable and versatile space that works perfectly for both everyday family living and hosting guests. The dining room leads to a good-sized kitchen, offering plenty of workspace and storage along with a convenient breakfast bar, making it an ideal spot for informal dining or morning coffee. The kitchen also provides internal access to the garage, which offers additional storage potential or scope for further conversion subject to the necessary permissions. Upstairs, the property continues to impress with four well-proportioned double bedrooms, offering flexibility for families, home working, or guest accommodation. The main bedroom benefits from its own en-suite shower room, providing a private and convenient retreat. The remaining bedrooms are served by a family bathroom, completing the first-floor accommodation. Outside, the rear garden has been designed with low maintenance in mind, featuring a combination of patio seating areas and artificial lawn, creating a practical yet attractive outdoor space that can be enjoyed throughout the year. It is ideal for relaxing, entertaining, or for families with children and pets. The home is perfectly positioned close to a range of local amenities, including shops, schools, and leisure facilities, while also benefiting from excellent transport links, providing easy access to Weston-super-Mare town centre, the M5 motorway, and nearby commuter routes.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Extended Semi Detached House
- Four Double Bedrooms
- Ample Driveway Parking
- Presented to a Very High Standard
- Close to Local Amenities and Transport Links
- UPVC Double Glazing + Gas Central Heating
- Two Reception Rooms and Good Size Kitchen/Breakfast Room
- Council Tax Band D
- Integral Garage



ROOM DESCRIPTIONS

Entrance

Main front door opening through to;

Inner Porch

Radiator, and door through to;

Living Room

13' 0" x 15' 2" (3.96m x 4.62m) UPVC double glazed windows to front aspect, radiator and media wall, the lounge also features stairs going to the first floor and also an opening through to;

Dining Room

9' 10" x 8' 2" (3.00m x 2.49m) UPVC double glazed sliding doors to rear garden, radiator and door through to;

Kitchen

10' 1" x 18' 7" (3.07m x 5.66m) UPVC double-glazed windows and a door provide access and views to the rear garden, allowing plenty of natural light into the room. The kitchen is fitted with a range of wall and base units offering ample storage, along with an inset sink and drainer complemented by mixer taps above. There is an integrated hob and oven, as well as space for a double fridge freezer. Additional space and plumbing are available for both a washing machine and a dishwasher, making the kitchen practical for everyday use. The room also benefits from a useful storage cupboard, a door providing internal access to the garage, and a radiator to ensure comfort throughout the year.

Integral Garage

14' 0" x 11' 2" (4.27m x 3.40m) Electric roll door to front, power and lighting.

Stairs Rising to First Floor Landing

Bedroom One

12' 2" x 11' 1" (3.71m x 3.38m) UPVC double glazed window to front aspect, radiator, door to;

En Suite

3' 11" x 12' 1" (1.19m x 3.68m) UPVC double glazed obscure window to rear aspect, fully enclosed shower with over head shower attachment, low level WC and wash hand basin, heated towel rail.

Bedroom Two

7' 7" x 17' 11" (2.31m x 5.46m) UPVC double glazed windows to front aspect, radiator and built in wardrobes.

Bedroom Three

10' 7" x 8' 9" (3.23m x 2.67m) UPVC double glazed window to front aspect, radiator and built in wardrobe.

Bedroom Four

10' 6" x 8' 6" (3.20m x 2.59m) UPVC double glazed window to rear aspect, radiator and built in wardrobe.

Bathroom

6' 6" x 6' 2" (1.98m x 1.88m) UPVC double glazed obscure window to rear aspect, bath with mixer taps over, wash hand basin and low level WC, heated towel rail.

Rear Garden

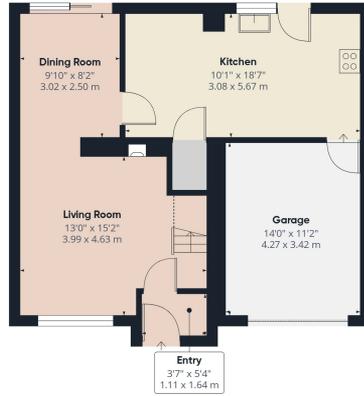
Fully enclosed rear garden laid to patio and artificial lawn, outside tap.

Parking

Block paved driveway to front allowing ample parking



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

1226 ft²
114 m²

Reduced headroom

10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360

