

17 Diamond Batch, Weston-Super-Mare, Somerset. BS24 7ND

£298,000 Leasehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

House Fox Estate Agents Present... Located in the highly sought-after area of Diamond Batch, this substantial three-bedroom semi-detached townhouse offers spacious and versatile living accommodation, perfect for families and professionals alike. Situated in a quiet cul-de-sac, the property benefits from driveway parking to the side, creating a welcoming and convenient home environment. Upon entering the property, you are greeted by a bright and spacious entrance hall leading to a downstairs cloakroom. The modern kitchen/diner is a fantastic space for both family meals and entertaining, with doors opening directly onto the rear garden. In addition, there is a versatile ground floor reception room, ideal for use as a home office, playroom, or second lounge. The first floor boasts a generously sized living room and the main bedroom, which benefits from its own private en suite shower room. The thoughtful layout provides a perfect balance between private and shared spaces. On the top floor, you will find two further good-sized bedrooms and a modern family bathroom, making this a home that can easily adapt to the needs of a growing family. The property is ideally located close to excellent transport links, local amenities, schools, and green spaces, ensuring convenience and a great quality of life for its new owners.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached Town House
- Three Bedrooms - Main with En Suite
- Two Reception Rooms
- Sought After Location Located in a Cul De Sac
- Off Road Parking to Side of Property
- Kitchen/Dining Room
- UPVC Double Glazing and Gas Central Heating
- EPC - B
- Council Tax Band C



## ROOM DESCRIPTIONS

### Entrance

Main Front Door Opening Through To;

### Entrance Hall

Doors to all downstairs rooms including, down stairs WC, down stairs reception room and kitchen/diner, radiator and stairs rising to first floor landing.

### Downstairs WC

UPVC double glazed obscure window to side aspect, low level WC, wash hand basin and radiator.

### Downstairs Reception Room

8' 9" x 9' 9" (2.67m x 2.97m) UPVC double glazed window to front aspect, radiator.

### Kitchen/Diner

12' 11" x 12' 7" (3.94m x 3.84m) UPVC double glazed french doors to rear garden, UPVC double glazed window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space for fridge/freezer, integrated gas hob and oven under, alternative space for white good, under stair storage cupboard, radiator and space for dining room table.

### Stairs Rising to First Floor Landing

### Living Room

12' 10" x 8' 10" (3.91m x 2.69m) UPVC double glazed juliet balcony opening up to front aspect, UPVC double glazed window with front aspect, radiator.

### Bedroom One

12' 7" x 9' 3" (3.84m x 2.82m) UPVC double glazed windows to rear aspect, radiator and door through to;

### En Suite

Fully enclosed shower cubicle with fitted shower attachment, low level WC and wash hand basin, radiator.

### Stairs Rising to Top Floor

### Bedroom Two

12' 9" x 9' 6" (3.89m x 2.90m) UPVC double glazed windows to rear aspect, radiator

### Bedroom Three

12' 10" x 9' 1" (3.91m x 2.77m) UPVC double glazed windows to front aspect, radiator.

### Bathroom

Three piece suite comprising low level WC, wash hand basin, panelled bath and radiator.

### Rear Garden

Fully enclosed rear garden mainly laid to artificial lawn and patio with gate to driveway

### Parking

Side driveway for two cars



## FLOORPLAN & EPC

