

Scarf Drive, Locking Parklands, Weston-Super-Mare, Somerset.  
BS24 7LT

Offers in excess £400,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HouseFox Estate Agents are pleased to offer this well presented modern link detached townhouse set in the popular Locking Parklands.

The property offers spacious living for the whole family with 4 double bedrooms, master with en suite, a large living room on the first floor, kitchen/diner with french doors out to a lovely rear garden on the ground floor plus our vendors have skillfully improved on the original design by converting the integral garage into a further reception room (currently used as a large gym) & Utility room with access from the kitchen as well as the rear garden.

The property is approached via the driveway which is suitable for 2 vehicles to the front entrance hall where there is a cloakroom with WC and basin and an under stairs cupboard. There is a study to the front (or even as a 5th bedroom if required) and to the rear is the kitchen, utility & gym.

The kitchen offers a range of wall and base units with worktops over, 6 ring gas hob with extractor hood over and eye level electric oven, space for washing machine, an integral fridge freezer and dishwasher, inset stainless steel sink/drainers, an island with breakfast bar area and counter/kick panel lighting. There are also french doors out to a lovely rear garden and a door to the utility which again has wall and base units with worktops over.

To the middle floor there is a generous living room with french doors and Juliette balconies to each end. There are 2 double bedrooms to this level and a family bathroom which offers a white suite of WC, basin and bath with shower over and a glass screen.

To the top floor there is the main bedroom which is a great size and has a built in double wardrobe and an en suite which has a white suite of WC, basin and shower. A further bedroom on this floor again benefits from a built in double wardrobe.

To the outside front there is the driveway parking for 2. To the rear the secure walled/fenced garden has been terraced and offers a sunny aspect with a good degree of privacy. Patio area directly to the rear for a table and chairs and a area of artificial lawn and stone chip.

Of interest in this period of high energy costs is the impressive Energy Performance rating of grade B and with solar panels fitted bills should be kept to a minimum.

In summary, this super family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate. Book your viewing with HouseFox on 01934 314242.

## FEATURES

- Link Detached Town House
- Four Bedrooms
- Primary Bedroom with En-suite
- Garage Converted to Gym & Utility Room
- Driveway parking
- Ultra Popular Locking Parklands Location
- EPC - B
- Freehold
- Council Tax Band - D



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Hall

Composite multi-locking front door. Stairs rising to first floor with useful under-stairs cupboard. Radiator.

#### Cloakroom

Radiator; Upvc double glazed window to side; white WC and basin.

#### Kitchen Diner

Upvc double glazed french doors with double glazed side panels to rear; door to utility; range of wall and base units with worktops over, 6 ring gas hob with extractor hood over and eye level double electric oven, integral fridge freezer and dishwasher, space for washing machine, inset stainless steel sink/drainage, tongue & groove splash-backs, island with breakfast bar area and counter/kick panel lighting. Radiator.

#### Utility

Wall and base units with worktops over; space for appliances, door to Gym/Reception room. Note: behind the front facing wall is the original garage door and the space could be returned to garage use if required.

#### Gym/Reception room

Double glazed door to rear garden. Useful cupboard.

#### Study (Bedroom 5)

Radiator; Upvc double glazed window to front

### FIRST FLOOR

#### Landing

Double glazed window. Doors to all rooms. Radiator.

#### Living Room

Radiator; Upvc double glazed french doors with Juliette balcony to each end.

#### Bedroom 2

Radiator; Upvc double glazed window to rear.

#### Bedroom 3

Radiator; Upvc double glazed window to front and side.

#### Bathroom

White Towel Radiator; white suite of WC, basin and bath with mains operated shower over and glass screen. Extractor.

### SECOND FLOOR

Landing with Velux roof window over.

Doors to both bedrooms.

#### Primary Bedroom 1

Radiator; Upvc double glazed window to rear; door to en suite.

#### En Suite to Bed 1

Towel radiator; white suite of WC, basin and shower

#### Bedroom 4

Radiator; Upvc double glazed window to front and side; built in double wardrobe.

### OUTSIDE

FRONT - To the front there is the driveway parking for 2 plus a small lawned area.

REAR - To the rear the secure walled/fenced garden has a patio area directly to the rear for a table and chairs and a large area of artificial lawn & stone chip. Sunny aspect & offering a good degree of privacy.

### Agent Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property







## FLOORPLAN & EPC

