

Ashleigh Road, Milton, Weston-Super-Mare, Somerset. BS23  
2XG

£500,000 Freehold  
FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This superbly renovated detached property needs to be seen to be appreciated, with 5 bedrooms (3 on the mid floor, 1 with en suite to the top floor, 1 with rear room to the lower floor), lovely open plan living/kitchen with patio doors to the terrace, modern throughout and parking to the front. The property is approached via the driveway parking, which has a gate to the side leading down to the garage which is great storage for the house. The entrance hall to the property then has doors to 3 bedrooms, a bathroom with WC, wash basin and a P-bath with shower over, stairs down to the lower ground floor room/s and also to the rear to the stunning open plan living/dining/kitchen area. This is a great, light space with views across Weston and patio doors out to rear terrace for outside dining and relaxing. The kitchen area offers a range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset composite sink/drain, a useful breakfast bar area and a door to the side of the property out to the garden. Upstairs there is a further bedroom with velux window and an en suite with a white suite of WC, wash basin and large shower. Down to the lower ground floor there is a further reception room with its own door to the rear garden and also a door to a rear room currently used as a gym area which would make an ideal 5th bedroom. This room also has its own built in cupboard. This could be a great bedroom/living room combo for older kids or family living together. Outside to the rear the garden is laid to lawn with a pathway to one side to the kitchen door, and to the other side with the driveway, single garage and pathway to the front. Overall a really superb looking property that deserves to be viewed.

## FEATURES

- Superb 5 bed detached and modern property
- Set over 3 floors
- Patio doors out to generous rear terrace area
- Fantastic views across Weston
- Large open plan living / dining / kitchen area
- Whole property been renovated throughout
- Three bedrooms to middle floor
- Garage/store and rear garden
- Driveway parking for 2
- Council Tax - Band D
- 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall

Doors to most rooms  
Stairs to lower ground floor

### Open Plan Living / Dining / Kitchen

24' 4" x 21' 0" (7.42m x 6.40m)  
Kitchen area - the kitchen offers a range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset composite sink/drainage, a useful breakfast bar area and a door to the side of the property out to the garden

Living / Dining area - patio doors to rear terrace; views across Weston; stairs to top floor bedroom

### Bedroom

11' 10" x 9' 9" (3.61m x 2.97m) Radiator; Upvc double glazed window to front

### Bedroom

9' 10" x 7' 10" (3.00m x 2.39m) Radiator; Upvc double glazed window to front

### Bedroom

10' 6" x 8' 3" (3.20m x 2.51m) Radiator; Upvc double glazed window to side

### Bathroom

7' 8" x 6' 11" (2.34m x 2.11m) Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a P-bath with shower over

### Top floor Bedroom

16' 1" x 12' 8" (4.90m x 3.86m) Radiator; Upvc double glazed roof window to rear

### Top Floor Bathroom

10' 6" x 7' 3" (3.20m x 2.21m) Radiator; Upvc double glazed roof window to front; white suite of WC, wash basin and large shower.

### Lower Ground Floor Reception Room

13' 2" x 11' 9" (4.01m x 3.58m) Radiator; Upvc double glazed window to side; potential 5th bedroom with its own door to the rear garden and also a door to a rear room .. These rooms could make a great bedroom and a living room combo.

### Lower Ground Floor Room (Bedroom/Study)

Radiator; Upvc double glazed window to side; door to built in cupboard

### Outside

FRONT - Block paved driveway parking for 2; gate to side leading down wide pathway to garage store

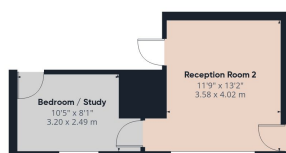
REAR - Outside to the rear the garden is laid to lawn with a pathway to one side to the kitchen door, and to the other side with steps down to the driveway, single garage and pathway to the front.



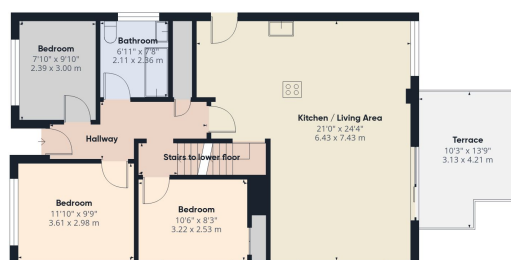




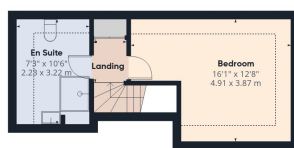
## FLOORPLAN & EPC



Floor -1



### Floor 0



Floor 1

Approximate total area<sup>(a)</sup>1398 ft<sup>2</sup>130 m<sup>2</sup>

### Balconies and terraces

129 ft<sup>2</sup>12 m<sup>2</sup>

Reduced headroom

86 ft<sup>2</sup>8 m<sup>2</sup>

(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

