

Bristol Road Lower, Weston-Super-Mare, Somerset. BS23 2TP

£395,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly desirable hillside area of Bristol Road Lower, this delightful three-bedroom detached home offers a perfect blend of comfort and convenience in Weston-super-Mare. Boasting a strategic location with easy access to local amenities and stunning views, this property is an ideal choice for families, professionals, and anyone looking for a peaceful retreat near the coast. Three spacious bedrooms provide ample space for family living, complemented by a large bathroom featuring both a bath and a separate shower unit. As you step inside, the welcoming entrance hall leads you to a cozy living room, perfect for relaxing evenings. Additionally, a versatile secondary living space, which can serve as a formal dining room or an extra lounge, includes French doors that open onto a beautiful decking area, enhancing indoor-outdoor flow. Enjoy the great outdoors in the south-facing garden, an idyllic spot for gardening enthusiasts and perfect for family gatherings or a quiet afternoon under the sun. The kitchen is well-appointed with all necessary fittings and offers a functional layout for cooking enthusiasts. A convenient downstairs cloakroom adds to the practical features of this home. Ample off-street parking and a secure garage provide added convenience and security for your vehicles and storage needs.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House
- Three Bedrooms
- Ample Off Street Parking
- Garage
- South Facing Garden
- Gas Central Heating
- EPC - D
- UPVC Double Glazing
- Separate Dining Area



## ROOM DESCRIPTIONS

### Entrance

Block paved driveway leading to front door opening into

### Entrance Hall

Doors to all ground floor rooms, radiator and stairs rising to first floor landing.

### Living Room

14' 0" x 13' 10" (4.27m x 4.22m) UPVC double glazed bay windows to front aspect, radiator and fireplace

### Kitchen

17' 10" x 8' 5" (5.44m x 2.57m) UPVC double glazed window to side aspect, range of wall to base units inset sink and drainer, integrated hob with extractor above, integrated oven and grill, integrated dish washer, space and plumbing for washing machine, space for fridge freezer, radiator and opening through to;

### Dining Area

6' 5" x 11' 6" (1.96m x 3.51m) UPVC double glazed door opening to rear garden, UPVC double glazed windows to rear aspect, opening through to another dining area or living area

### Alternative Living Room/Dining Room

13' 4" x 11' 10" (4.06m x 3.61m) Door back out to inner hallway, multi use room.

### Downstairs Cloakroom

Obscure window to side aspect, low level WC

### Storage Cupboard

good size storage cupboard allowing access to put tumble dryer

### Rear Hallway

Double glazed door to rear garden and window to garden aspect

### Stairs Rising to First Floor Landing

### Bedroom

15' 9" x 11' 3" (4.80m x 3.43m) UPVC double glazed bay windows to front aspect, radiator and built in storage cupboard.

### Bedroom

13' 5" x 11' 9" (4.09m x 3.58m) UPVC double glazed window to rear aspect radiator.

### Bedroom

8' 3" x 8' 1" (2.51m x 2.46m) UPVC double glazed small bay window to front aspect, radiator.

### Bathroom

9' 8" x 8' 3" (2.95m x 2.51m) UPVC double glazed obscure windows to rear aspect, low level WC, paneled bath with mixer taps over and hand held shower attachment, enclosed shower with hand held and fitted waterfall shower attachment, his and hers vanity wash hand basins, heated towel rail.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with decked area, all south facing so very sunny, access to garage and access to front of property

### Front

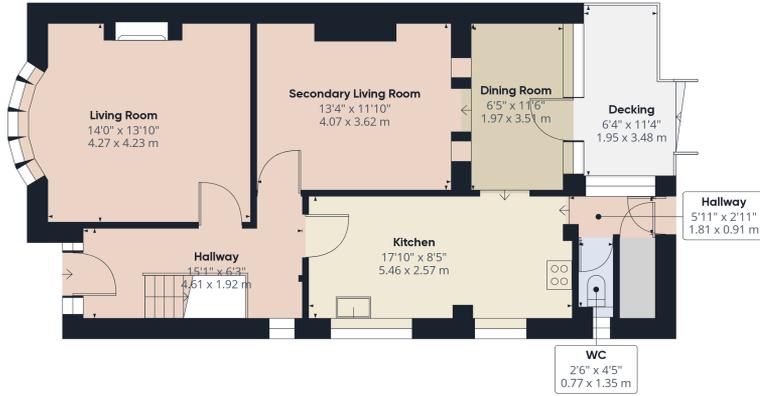
Enclosed fully block paved driveway

### Garage

Double door with access to garage perfect for storage or parking a small vehicle



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1274.22 ft<sup>2</sup>  
118.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

