

Constable Drive, Weston-Super-Mare, Somerset. BS22 6PU

£300,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to offer this three bedroom semi-detached house for sale in a popular north Worle location.

Refurbished almost throughout by our vendor during their ownership including new kitchen, bathroom, double glazing, external & internal doors, flooring, re-decoration the property now offers immaculate accommodation throughout.

Located in an established part of north Worle, within easy walking distance of Worle High street and North Worle District centre, this super home offers bright and well decorated accommodation which is well suited to family living & the house & also benefits from a driveway to the front & side for 3/4 vehicles plus an extended tandem length garage, good size rear garden which is not directly overlooked & giving a good degree of privacy,

In brief the accommodation comprises: Entrance Hall with stairs to first floor, a bright Sitting/Dining Room with plenty of natural light from the big windows, a very smart contemporary kitchen which has been refitted, 3 bedrooms and a luxury bathroom.

To summarise this immaculate family home is sure to attract much attention & we recommend an early viewing to fully appreciate all this spacious & well presented property has to offer.

Call House Fox today to schedule your appointment.

### FEATURES

- Semi-Detached House
- Three Bedrooms
- Refurbished Throughout During Vendors Ownership
- Tandem Length Garage & Large Driveway
- Popular Location Close to Amenities
- Viewing Highly Advised
- Freehold Property
- Council Tax Band C
- EPC - D



## ROOM DESCRIPTIONS

### Accommodation

#### Entrance Hall

Modern composite multi-lock front door with light panels & double glazed side panel.

Radiator. Staircase to first floor accommodation. Wood flooring.

#### Lounge/Diner

Dual aspect with modern triple concertina double glazed doors to rear garden and double glazed bow window to front. Feature fireplace housing pebble effect electric fire with solid wood floor. 2 radiator's. Coved ceiling. Sliding door to:

#### Kitchen

Beautifully re-fitted with contrasting graphite & white floor and wall units with Ash effect work surfaces and tiling to splash backs. Graphite single drainer sink unit inset. Inset halogen hob with electric oven below & brushed chrome extractor hood & chimney over. Space for washing machine & vertical fridge/freezer. Ceiling lights. Double glazed window to rear. Double glazed door to side. Ash style laminate flooring.

#### First Floor Landing

Double glazed window to side. Access to loft housing the Vaillant gas combination boiler which has been largely boarded with pull-down ladder & power & light. Storage cupboard. Feature doors to all rooms.

#### Bedroom 1

Coved ceiling. Radiator. Double glazed window to front.

#### Bedroom 2

Radiator. Double glazed window to rear. Coved ceiling.

#### Bedroom 3

Currently used as a dressing room but also a good size single bedroom. Radiator. Double glazed window to rear. Coved ceiling.

#### Bathroom

Updated ultra-modern contrasting white & graphite suite consisting of panelled bath with mains operated shower featuring a monsoon head & further shower attachment, feature wash hand basin with cupboards under and low level W/C with concealed cistern. Tiled splash-backs. Graphite ladder style radiator. Obscured double glazed window to front.

### Outside

The mostly westerly facing rear garden consists of Indian Sandstone paved patio leading to the main area of garden which is laid to lawn. Cold water tap.

The front garden is laid to lawn with a double width block paved parking area/ driveway leading to the:

#### GARAGE

Up and over door, light and power and double glazed window and door to garden.

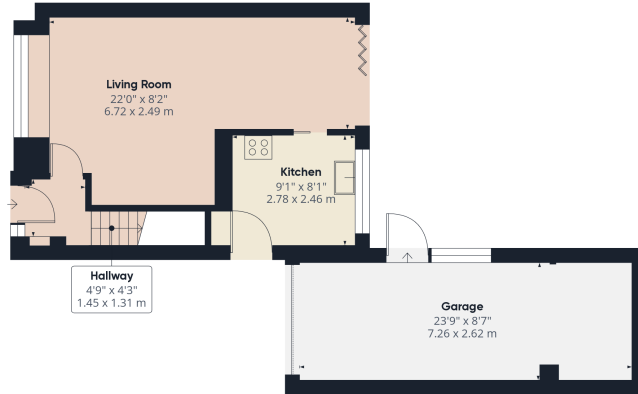
### Agents Note

All approximate room measurements are shown on the attached floorplan.

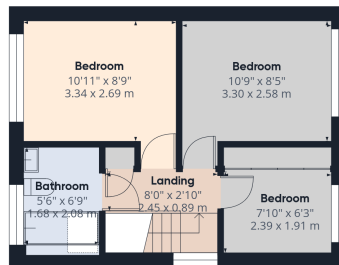
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or 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



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
905.24 ft<sup>2</sup>  
84.1 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

