

Old Banwell Road, Locking, Weston-Super-Mare, Somerset.

BS24 8BS

£485,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX PRESENT - This beautiful 1930's Detached family residence situation in the highly regarded village location of Locking - boasting a wonderful position, a splendid outlook of a valley and over the Mendip Hills and offered with no-onward chain complications.

The internal accommodation is flexible, versatile and perfect for a growing family with over 1,500 Sq Ft of space. 'Old Banwell Road' boasts four double bedrooms and the charm you would expect from a home of it's age with various period features. In brief, home comprises; porch, home office or crafts room, sweeping entrance hall, front-to-back fully fitted kitchen/dining room ideal for entertaining guests with useful utility room off, cosy living room with featured bay window to front aspect and impressive fireplace and bedroom four with en-suite facilities all positioned on the ground floor. To first floor, are three further well proportioned and generously sized double bedrooms, main with a pleasant outlook into valleys beyond the Mendip Hills, with separate WC and bathroom facilities to service the floor. Additional storage cupboards and loft access is also found within the first floors landing.

Externally, the property has a private driveway which spans the front elevation of the property and houses off-street parking for at least six vehicles, which leads to the front door and down the side of the property - where a detached single garage with light and power connections is found. A substantial rear garden, predominantly laid to expansive lawn and additional patio seating area spans the full rear and provides an idyllic spot to relax and unwind in a spot benefitting from favoured, sunny orientation. A further garden storage shed is found and the property is bordered by mature tree's and shrubs which are large enough to provide a strong degree of privacy.

With homes of such period charm, strong condition and village location in truly short supply and high demand - appointed agents House Fox anticipate early interest and as such early internal viewing is highly advised.

FEATURES

- 4 bedrooms
- Detached Period Family Home
- Kitchen/diner
- Study/sun room
- No Onward Chain Complications
- Versatile & Spacious Accommodation
- Substantial Rear Garden
- Garage & Driveway for Multiple Vehicles
- Village location
- EPC-D



ROOM DESCRIPTIONS

Ground Floor

Porch

4' 11" x 7' 10" (1.50m x 2.39m)

Study

12' 0" x 7' 4" (3.66m x 2.24m)

Entrance Hall

13' 6" x 6' 1" (4.11m x 1.85m)

Kitchen / Dining Room

12' 3" x 20' 9" (3.73m x 6.32m)

Utility Room

5' 10" x 6' 2" (1.78m x 1.88m)

Living Room

12' 5" x 15' 6" (3.78m x 4.72m)

Bedroom Four

9' 7" x 9' 8" (2.92m x 2.95m)

En-Suite

2' 5" x 5' 10" (0.74m x 1.78m)

Rear Entry

3' 2" x 3' 8" (0.97m x 1.12m)

First Floor

Landing

12' 7" x 9' 9" (3.84m x 2.97m)

Bedroom One

15' 5" x 16' 10" (4.70m x 5.13m)

Bedroom Two

12' 3" x 15' 7" (3.73m x 4.75m)

Bedroom Three

8' 6" x 10' 2" (2.59m x 3.10m)

WC

2' 11" x 6' 6" (0.89m x 1.98m)

Bathroom

5' 5" x 6' 9" (1.65m x 2.06m)

External

Detached Garage

14' 3" x 8' 4" (4.34m x 2.54m)

Rear Garden

Approx. 35' 0" x 75' 0" (10.67m x 22.86m)

Location...

The Village of Locking has become ever-popular with buyers and visitors, with local amenities including picturesque walks, serviced by a village pub, within walking distance of pharmacy, shops and a Church. It remains only 3.4m and a short drive from Uphill; with it's renowned beach, boatyard and nature reserve.



FLOORPLAN & EPC

