

Manor Farm Crescent, Weston-Super-Mare, Somerset. BS24 9XB

£296,500 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after location of Hutton, this charming detached two-bedroom house on Manor Farm Crescent offers a blend of comfort and elegance. As you approach the property, you'll be greeted by a spacious driveway extending to both the front and side, complemented by a convenient garage. The south-facing garden is a true highlight, providing a beautiful, sunlit space perfect for relaxation and outdoor entertaining. Upon entering the house, the entrance hall leads you into a welcoming living room, ideal for cozy evenings and gatherings with family and friends. The heart of the home is the stunning kitchen/diner, designed with both functionality and style in mind. This space promises to be the backdrop for countless meals and cherished moments. Upstairs, the property boasts two well-appointed bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed to cater to all your needs, ensuring comfort and convenience. This lovely home on Manor Farm Crescent is not just a house but a lifestyle offering, perfect for those seeking a serene and beautiful living environment in the desirable area of Hutton.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House
- Two Bedrooms
- Block Paved Driveway
- Garage
- Beautiful South Facing Garden
- Kitchen/Diner
- Sought after Location
- EPC - C
- Council Tax Band C



ROOM DESCRIPTIONS

Entrance

Block paved driveway leading to fenced gate opening to side aspect of property, side access through UPVC double glazed door opening through to;

Entrance Hall

Stairs rising to first floor landing, doors to living room and kitchen/diner, under stair storage cupboard and radiator.

Living Room

11' 0" x 18' 6" (3.35m x 5.64m) UPVC double glazed windows to front aspect, radiator.

Kitchen/Dining Room

9' 0" x 18' 3" (2.74m x 5.56m) UPVC double glazed window to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated hob and oven with extractor over, integrated fridge/freezer, space and plumbing for washing machine, space and plumbing for dish washer, in the dining area you have UPVC double glazed french doors to rear garden, radiator.

Stairs Rising to First Floor Landing

Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m) UPVC double glazed window to front aspect, radiator.

Bedroom Two

9' 0" x 9' 4" (2.74m x 2.84m) UPVC double glazed windows to rear aspect, radiator and built in storage.

Bathroom

7' 0" x 5' 6" (2.13m x 1.68m) UPVC double glazed obscure windows to side aspect, three piece suite comprising low level WC, vanity wash hand basin, paneled bath with mixer taps and water fall shower above, heated towel rail and storage cupboard.

Rear Garden

Fully enclosed south facing garden laid to lawn, patio and stone chippings, beautiful shrubs bordering with access to garage and gate to side aspect, fantastic shed perfect for dining.

Garage

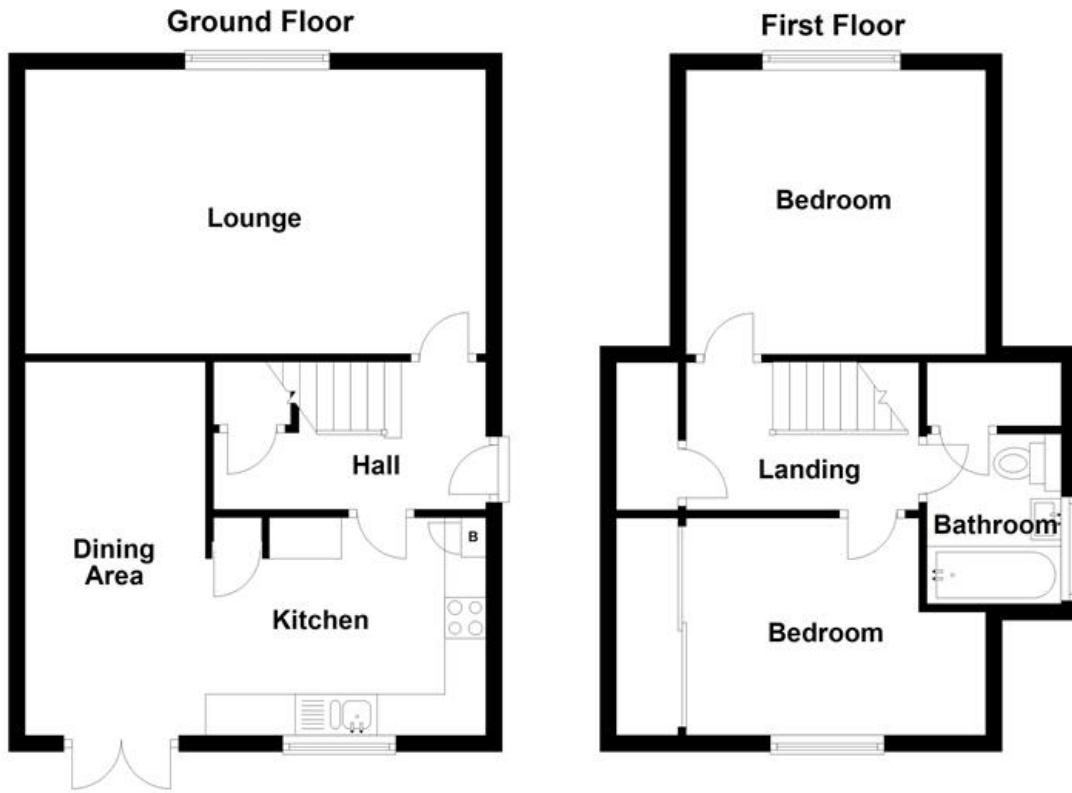
Up and over door

Parking

Block paved driveway with ample parking.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 