

Wayland Road, Worle Hillside, Weston-Super-Mare, Somerset.

BS22 9HS

£320,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated on the ever-popular Wayland Road on Worle Hillside, this attractive detached bungalow offers a wonderful opportunity to acquire a well-presented home in a highly sought-after residential location. Enjoying a peaceful setting while remaining conveniently close to Worle High Street, the property benefits from easy access to a range of local shops, amenities, and transport links, making it ideal for a variety of buyers. The property is approached via a driveway providing ample off-road parking, in addition to a garage, offering both practicality and convenience. Upon entering, you are welcomed by a useful entrance porch which leads through to a central inner hallway. From here, all principal rooms are easily accessible, creating a well-balanced and functional layout. The accommodation comprises two well-proportioned bedrooms, a spacious living room/diner perfect for both relaxing and entertaining, and a modern shower room. The kitchen is positioned to the rear of the property and flows seamlessly into a bright conservatory, creating an additional versatile living space that enjoys pleasant views over the garden. Externally, the rear garden is a particular highlight of the home.

Thoughtfully arranged with a combination of patio and lawn, it provides an ideal setting for outdoor dining, gardening, or simply unwinding. The garden also benefits from a high degree of privacy and enjoys a sunny aspect, making it a delightful extension of the living space. This charming bungalow combines comfortable single-level living with a desirable location, ample parking, and a private garden, making it a superb choice for downsizers, retirees, or those seeking a peaceful yet well-connected home.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached Bungalow on Worle Hillside
- Two Double Bedrooms
- Garage and Good Size Driveway
- Sunny Rear Garden
- Close to Local Amenities
- Council Tax Band C
- UPVC Double Glazing + Gas Central Heating
- Living Room/Diner
- Conservatory onto Rear Garden



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to porch which then leads to;

### Entrance Hall

Doors to all rooms, storage cupboard and radiator.

### Living Room/Diner

17' 5" x 11' 10" (5.31m x 3.61m) UPVC double glazed bay windows to front aspect, radiator and space for living room and dining room furniture

### Bedroom One

14' 0" x 11' 2" (4.27m x 3.40m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Two

10' 11" x 9' 1" (3.33m x 2.77m) UPVC double glazed window to front aspect, radiator.

### Shower Room

6' 3" x 5' 5" (1.91m x 1.65m) UPVC double glazed obscure window to side aspect, low level WC, wash hand basin and enclosed shower with shower attachment, radiator.

### Kitchen

9' 3" x 9' 9" (2.82m x 2.97m) UPVC double glazed window to side aspect, range of wall and base units inset sink and drainer with mixer taps over, space for a fridge and freezer, space and plumbing for washing machine, integrated hob and oven, french doors to;

### Conservatory

8' 3" x 10' 9" (2.51m x 3.28m) UPVC double glazed windows to multiple aspects, UPVC double glazed door to rear garden, radiator.

### Rear Garden

Mainly laid to lawn and patio with access to garage and driveway

### Garage

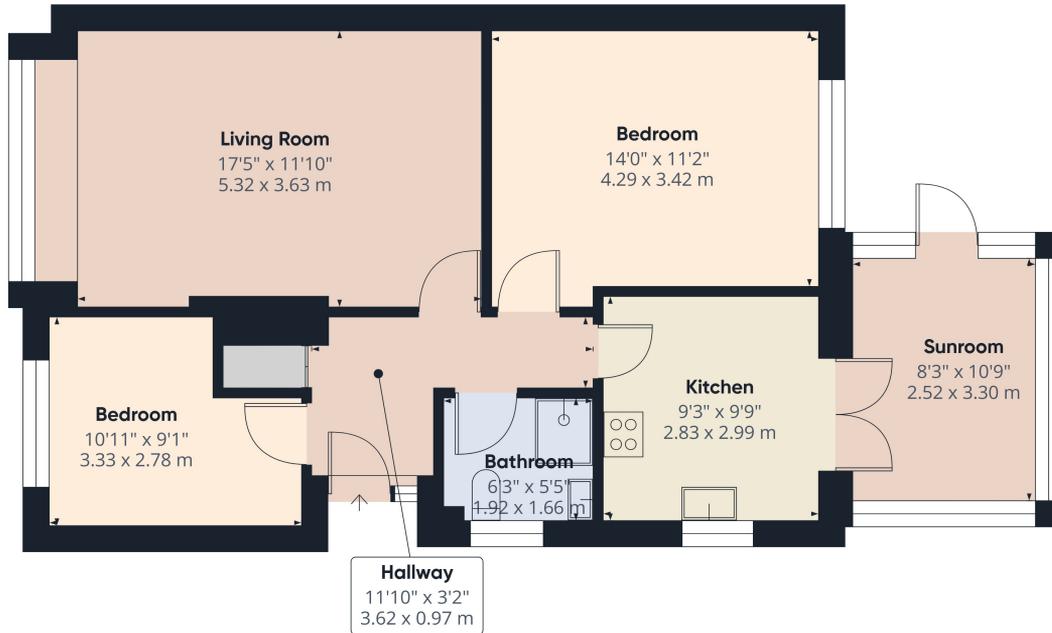
Up and over door to front aspect

### Parking

Block paved driveway with ample parking



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
751 ft<sup>2</sup>  
69.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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