

Chisholm Terrace, West Wick, Weston-Super-Mare, Somerset.

BS24 7GE

£389,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to market this impressive four-bedroom detached residence built in 2012 & situated in a quiet traffic free location in the charming area of West Wick, Weston-super-Mare, with easy access to J21 of the M5 & Worle train station.

In brief, the spacious & very well presented accommodation consists to the ground floor a welcoming Hall with stairs rising to first floor, two useful storage cupboards & cloakroom. Dual-aspect 'L' shaped living room with sitting & dining areas, kitchen with utility room off.

The first floor comprises four generously sized bedrooms, all accessed off the Landing, with primary bedroom one including an updated ensuite shower room. Additionally, there is a family bathroom on this floor.

The exterior offers a small low maintenance front garden & to the rear a larger garden area also laid largely to artificial grass with rear gated access to a double garage with driveway parking for three/four cars in front.

This modern, well maintained family home, situated in a sought after location, is sure to attract much attention & we recommend an early viewing in order to fully appreciate the spacious & versatile accommodation.

Call HouseFox today on 01934 314242 to schedule your appointment.

FEATURES

- Modern Detached House
- Four Bedrooms Plus En-Suite
- Spacious & Flexible Accommodation
- Very Well Presented Throughout
- Quiet Traffic Free Location
- Double Garage & Driveway Parking
- Freehold
- EPC - C
- Council Tax - Band E
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Ground Floor

Hall

A good sized entrance hall with access to all ground floor rooms as well as stairs to first floor.

Open-Plan 'L' shaped Living Room:

Lounge Area:

Dual aspect with excellent amount of light & ample space for large sofas flowing through to:

Dining Area

Good sized reception area with double glazed window overlooking rear garden and doorway to Hall.

Kitchen

The kitchen has a range of wall and base units, white composite sink with Grohe tap, double eye-level electric oven and a gas on glass hob. Space for American Fridge Freezer.

Utility Room

Space for a washing machine and tumble dryer. Cupboard housing Ideal gas boiler. Door to side passage with access to front & rear gardens.

First Floor

Landing

Doors to all principle rooms, loft access. Airing cupboard housing pressurised hot water cylinder.

Primary Bedroom Suite

Spacious double bedroom with window to the front aspect with lobby area & door to:

Ensuite shower room

Modern white suite consisting shower cubicle, low level WC & wash hand basin. Feature tiled walls, obscure double glazed window. Ladder style heated towel rail.

Bedroom Two

Spacious double bedroom with double glazed window to front aspect. Ample space for free standing wardrobes.

Bedroom Three

Double glazed window to rear aspect.

Bedroom Four

A large single bedroom currently being used as an office with space for a wardrobe. Rear aspect double glazed window.

Bathroom

Family bathroom which comprises of bath, shower, sink and toilet.

Outside

Small front garden laid for low maintenance. Gate to side passageway.

Good size rear garden mostly laid to artificial grass with paved patio area to immediate rear of the property. Gated access to parking area & double garage.

Double Garage & Driveway

To the rear of the property is a full sized detached double garage with pitched roof, twin up & over doors, power & light.

To the front of the garages is a large area for solely parking this property's vehicles - a space suitable for three even four cars.

This area is accessed by a private cul-de-sac with just one other property sharing the entrance.

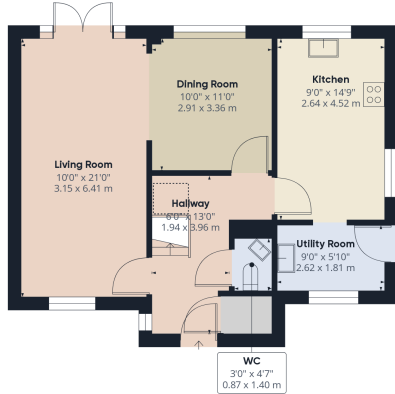
Room Measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

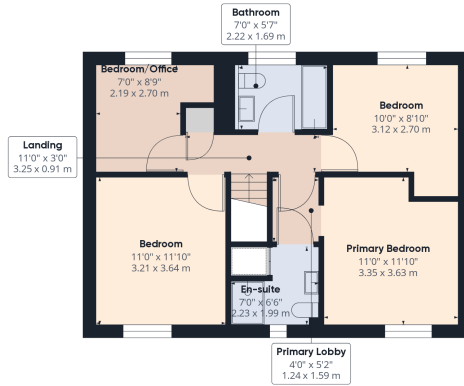
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms 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⁽¹⁾
 1213.85 ft²
 112.77 m²

Reduced headroom
 7.32 ft²
 0.68 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom
 (below 1.5m/4.92ft)

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

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