

**Aconite Close, Wick St Lawrence, Weston-  
Super-Mare, Somerset. BS22 9TW**

**Offers in Region of £465,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS .....this wonderful 4 bedroom executive detached house to the market. Offered in immaculate condition throughout the family friendly open plan kitchen/diner/living area is a fabulous bright and welcoming space and the log burn in the lounge a particular feature. The additions of a utility and WC complete the ground floor accommodation with 4 good sized bedrooms TWO en-suites and family bathroom the first floor. Outside the landscaped rear gardens are a beautiful place to entertain guests, child friendly and of a good size. Ample parking is provided by the double driveway and garage. Situated in the well revered Wick St Lawrence area of Weston-super-Mare enjoyed for its semi rural location and good commuter links.

## FEATURES

- Detached House
- 4 Double Bedrooms
- 2 En-suites and Family Bathroom
- Immaculate Condition
- Open Plan Kitchen/Dining/Family Room
- Sought After Location
- Cul-de-sac Position
- Garage & Double Driveway
- Vendor has found onward purchase
- EPC Rating C



## ROOM DESCRIPTIONS

### STORM PORCH

Door to:

### HALLWAY

A bright welcoming hallway with glass balustrade oak staircase, oak floors, doors to lounge, WC and kitchen.

### WC

Fitted with a white suite comprising WC, wash hand basin, tiling to splashbacks.

### LOUNGE

16' 5" x 11' 2" (5.00m x 3.40m) 16' 5" x 11' 2" (5.00m x 3.40m) A cosy welcoming space that centres around the log burner and opens up into the kitchen thanks to the oak double doors. Double glazed window to front.

### KITCHEN/DINER/FAMILY ROOM

26' 11" x 10' 10" (8.20m x 3.30m) The show stopper! What a fabulous family friendly and guest hosting Kitchen! Fitted with an array of wall and base units, built in appliances, breakfast bar with further storage, high quality oak floor, double glazed windows to rear, double glazed patio doors to garden, opening to:

### UTILITY

5' 5" x 5' 8" (1.65m x 1.73m) fitted with floor and base units, boiler, space for two appliances, door to outside.

### FIRST FLOOR LANDING

Doors to all rooms, access to roof space, airing cupboard.

### BEDROOM 1

15' 3" x 12' 2" (4.65m x 3.71m) A fabulous master bedroom fitted with bedroom furniture, double glazed window to front, door to:

### EN-SUITE 1

Fitted with a white suite comprising walk in double shower, close coupled WC, wash hand basin, tiling to splash backs, Velux window to front.

### BEDROOM 2

Double glazed window to rear, built in bedroom furniture, door to:

### EN-SUITE 2

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin, tiled to splashbacks, double glazed window to rear.

### BEDROOM 3

11' 8" x 8' 10" (3.56m x 2.69m) Built in bedroom furniture. Double glazed window to rear.

### BEDROOM 4

9' 11" x 8' 11" (3.02m x 2.72m) Double glazed window to front, built in bedroom furniture. Currently used as a dressing room.

### BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m) Fitted with a white suite comprising close coupled WC, pedestal wash hand basin, bath with shower over. Tiled to splash backs, wood effect flooring, towel radiator, double glazed window to side.

### GARDEN

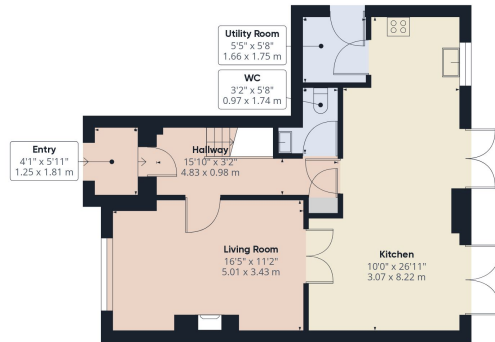
Laid for ease of maintenance to artificial lawn, rainbow slate paving and composite decking. Designed for low maintenance and entertaining the garden is a real compliment to the rest of the property.

### OUTSIDE

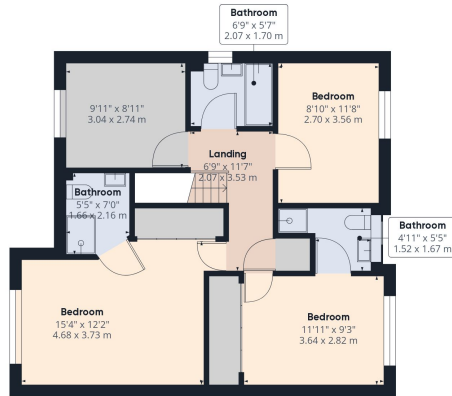
Double Driveway in front of Integral Single Garage.



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1351.4 ft<sup>2</sup>  
125.55 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.

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