

Becket Road, Weston-Super-Mare, Somerset. BS22 7SW

£360,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented detached house is great for the family with 3 bedrooms, a generous sized rear garden, separate living and dining room, parking for 2 and a garage, and great open views to the front. The property is approached via the driveway parking suitable for 2 vehicles and to the side is a lawned garden area so the parking can even be increased if you needed more. A covered storm porch area then has access to the entrance hall which has stairs to the first floor, with storage beneath, a downstairs cloakroom offering a white suite of WC and wash basin. To the front of the property is a good sized living room and this follows through to a dining room to the rear, which in turn has a door to the kitchen and french doors out to the rear garden patio area. The kitchen offers a range of wall and base units with granite worktops over, Bosch gas hob with extractor hood over and Samsung dual-chamber electric oven under, integral Smeg dishwasher, washing machine and fridge, inset white ceramic sink/drainers with flexi mixer tap over and a side door to the garden and rear of the garage. Upstairs there are 3 bedrooms with the master bedroom having large built-in wardrobe storage with mirror sliding doors and both front bedrooms benefiting from fantastic open views over the open grass areas and trees. The family bathroom offers a white suite of WC and wash basin with built-in storage, and bath with dual shower over. Outside to the front is the driveway parking, lawn area to the right side, to the left is a side gate to the rear garden and access to the garage is via an up and over door to the front. To the rear there is large and recent slate patio area which creates a great sun-deck, ideal for table and chairs, a large lawn area, a further area of timber decking and a timber garden shed. The patio follows around to an area behind the garage which is great for bin storage, a side gate to the front and a rear door into the garage which has power and lighting and an up and over door to the front.

FEATURES

- Detached Family House
- Three bedrooms
- Well presented throughout
- Great sized rear garden
- Open views to the front
- Garage & driveway parking for 2
- Separate Dining and Living Room
- EPC - D
- 360 VIDEO TOUR AVAILABLE
- OWNER HAS FOUND A PROPERTY TO BUY



ROOM DESCRIPTIONS

Entrance Hall & Cloakroom

Stairs to first floor; storage beneath stairs

CLOAKROOM - 5'11 x 2'7 - white suite of WC and wash basin, radiator, Upvc window to front

Living Room

16' 2" x 11' 3" (4.93m x 3.43m) Radiator; Upvc double glazed bay window to front; door to dining room

Dining Room

10' 6" x 9' 2" (3.20m x 2.79m) Radiator; Upvc double glazed french doors to rear; door to kitchen

Kitchen

10' 6" x 8' 1" (3.20m x 2.46m) Radiator; Upvc double glazed window to rear; door to built in cupboard; range of wall and base units with granite worktops over, Bosch gas hob with extractor hood over and Samsung dual-chamber electric oven under, integral Smeg dishwasher, washing machine and fridge, inset white ceramic sink/drainers with flexi mixer tap over

Bedroom 1

11' 0" x 10' 3" (3.35m x 3.12m) Radiator; Upvc double glazed window to front views over open grass area; large built in wardrobes with mirror doors

Bedroom 2

11' 8" x 10' 3" (3.56m x 3.12m) Radiator; Upvc double glazed window to lovely rear garden views

Bedroom 3

7' 10" x 7' 2" (2.39m x 2.18m) Radiator; Upvc double glazed window to front views over open grass area

Bathroom

7' 2" x 6' 4" (2.18m x 1.93m) Radiator; Upvc double glazed window to rear; white suite of WC and wash basin with built-in storage, and bath with dual shower over.

Outside

FRONT - Outside to the front is the driveway parking, lawn area to the right side, to the left is a side gate to the rear garden and access to the garage is via an up and over door to the front.

REAR - To the rear there is large and recent slate patio area, ideal for table and chairs, a large lawn area, a further area of decking and a timber garden shed. The patio follows around to an area behind the garage which is great for bin storage, a side gate to the front and a rear door into the garage

GARAGE - 17'5 x 8'2; power and lighting, door to rear and an up and over door to the front.

PLEASE NOTE - we have been informed by the owners that since ownership the rear slate patio has recently been done; soffits/fascia and guttering in 2024; boiler renewed 2023.

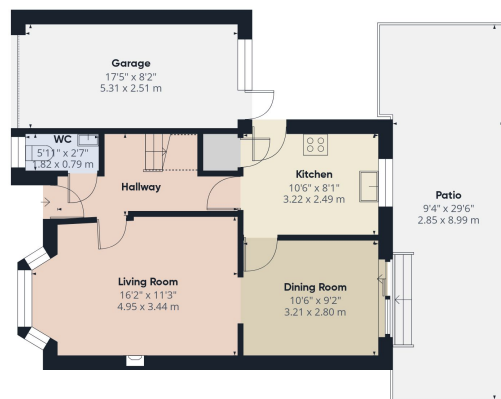
-Countryside walks are on your doorstep with Castle Batch parkland opposite, protected by law (scheduled monument and a recently installed a 0.85-acre SEND all-inclusive play area.

-The home is perfectly placed for travel, with Worle Train Station just 1.3 miles away, nearby 24-hour bus transfers to Bristol Airport, easy access to the M5, and frequent local bus routes.

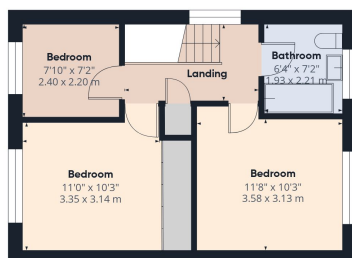
-Well-regarded local schools include Castle Batch Primary (5 minutes walk) and Priory Community School - both rated as Good by Ofsted



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area^(a)1007 ft²93.7 m²

Balconies and terraces

279 ft²25.9 m²

Reduced headroom

 9 ft^2 0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFEE360

