

Hobbiton Road, Worle, Weston-Super-Mare, Somerset.
BS22 7HP

Guide Price £425,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in the highly sought-after location of North Worle, this exquisite detached home epitomizes the epitome of comfortable and convenient living. Situated within close proximity to local shops and schools, this residence offers both the tranquillity of suburban life and the convenience of nearby amenities.

Upon arrival, it's evident that this property has been meticulously maintained and beautifully presented. Boasting four bedrooms, this home provides ample space for families to grow and thrive. The lounge, adorned with a bay window, exudes warmth and elegance, offering a welcoming space to relax and entertain guests.

The dining room provides the perfect setting for intimate gatherings and formal dinners, enhancing the home's versatility for entertaining.

The bathroom and cloakroom add to the convenience and practicality of the home's layout, ensuring comfort for its occupants.

A standout feature of this residence is its fantastic extended kitchen/breakfast room. Luxuriously appointed with modern amenities and ample storage, this culinary haven is sure to delight aspiring chefs and culinary enthusiasts alike. The double doors leading to the garden flood the space with natural light, seamlessly blending indoor and outdoor living.

Outside, the property offers parking for up to four vehicles, a rare find in many suburban neighbourhoods, providing added convenience for residents and visitors alike. The lovely rear garden provides a private oasis where one can unwind and enjoy the serenity of nature, whether it be hosting summer barbecues, cultivating a vegetable patch, or simply enjoying a morning coffee amidst the tranquil surroundings.

In summary, this superb detached home in North Worle encapsulates the essence of comfortable and contemporary living. With its spacious layout, modern amenities, and enviable location, it presents an unparalleled opportunity for discerning buyers seeking a place to call home in this desirable neighbourhood.

FEATURES

- Detached house
- 4 bedrooms
- Lounge & dining room
- Luxury kitchen/breakfast room
- Parking for 4 vehicles
- Lovely garden
- Sought after location
- Upgraded by the present seller
- Southerly facing garden
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway.

Hallway:

Stairs to the first floor, radiator, doors to the cloakroom, living room, bedroom 3 and kitchen

Cloakroom:

Low level WC, wash hand basin, radiator, double glazed window

Living room:

5.12m x 3.58m (16' 10" x 11' 9") Feature central electric fire inset into the wall, wall light points, radiator, double glazed bay window

Dining room:

3.28m x 2.83m (10' 9" x 9' 3") Radiator, double glazed French doors onto the decked area of the garden

Kitchen:

4.94m x 3.24m (16' 2" x 10' 8") Park Furnishers/Leekes kitchen fitted in 2022....Inset sink unit, a range of quality wall and floor units, integrated dishwasher, washing machine, full length fridge and freezer, smaller fridge, built in double oven with warming draw, induction hob with feature extractor hood (appliances are Bosch & Neff) radiator, breakfast bar, spotlights, double glazed window, open plan to the breakfast area

Breakfast area:

4.27m x 2.73m (14' 0" x 8' 11") Superb Skylight with built in LED remote controlled lighting, radiator, double glazed French doors with and side screen along with double glazed window, double radiator

Bedroom 3:

5.13m x 2.30m (16' 10" x 7' 7") Radiator, double glazed window, separate loft hatch and further storage

First floor landing:

Loft access (loft ladder, light, part boarded), cupboard, double glazed window

Bedroom 1:

4.12m x 3.19m (13' 6" x 10' 6") Radiator, double glazed window, wardrobes

Bedroom 2;

3.57m x 3.18m (11' 9" x 10' 5") Radiator, double glazed window

Bedroom 4:

2.27m x 2.19m (7' 5" x 7' 2") Radiator, double glazed window

Bathroom:

Bath with digitally controlled MIRA power shower over, double glazed window, WC, vanity wash hand basin, heated towel rail, under floor heating

Garden:

A lovely garden for entertaining with a Southerly aspect....The garden is mainly laid to lawn, has a good size decked area, small patio area, borders with chippings, door to the outhouse

Parking:

To the front you have parking for 4 vehicles

Outhouse/storage room:

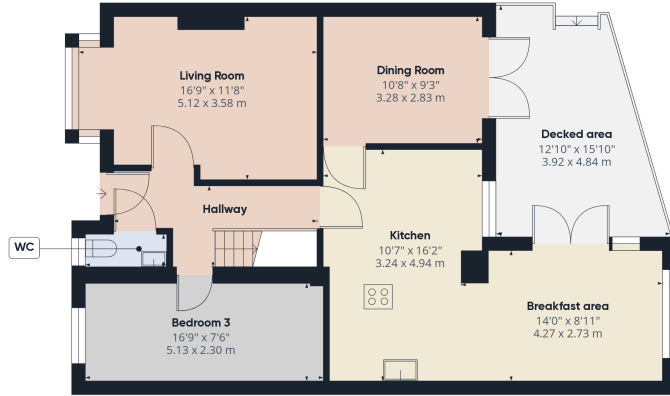
7.10m x 2.40m (23' 4" x 7' 10") To the side of the house is a very useful storage room, that could be used as a office, gym, large storage room, with offset French doors to the front and door to the rear, light and power This has all been signed off by building regulations

NOTES;

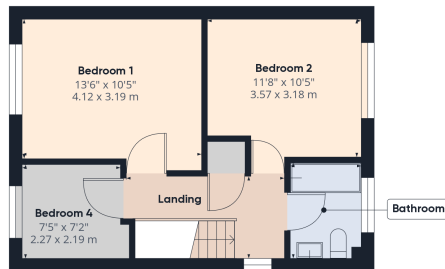
The current seller has carried out the following upgrades: 2 extensions and garage conversion, all signed off by building regulations, new roof and roof line, gas central heating, plumbing, electrics, windows/doors, boiler, kitchen, and redecorated throughout during the 7 years they have lived here



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1227.69 ft²
114.06 m²

(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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