

35 Cornwallis Avenue, WorleWeston-Super-Mare, . BS22 9PF

£369,950 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX PRESENT - A beautifully presented, detached-family home located in the popular Cornwallis Avenue within reach of the area's best schools, all amenities and access to the M5 within a quiet setting in Worle.

The ground floor of the property has been extended and improved by the current occupiers and has created a social hub designed around family living, but also ideal for entertaining guests. A welcoming entrance hall finds access to a downstairs WC, and living room which provides a light and airy space for evenings, and doors to a recently upgraded, modern fitted open-plan, kitchen/dining room space, this leads to a rear extension/conservatory to provide an additional, versatile room which could be positioned in multiple ways. This finds the enclosed, private rear garden to a favoured southerly aspect. The garage has been converted, and is now used as a home office for the occupiers of 'Cornwallis Avenue' - creating a substantial space for studio use but could easily be positioned as a playroom too. To first floor, are three well-proportioned bedrooms, main and largest room with the benefit of en-suite shower room facilities and a modern fitted family bathroom to complete the internal accommodation.

Cornwallis Avenue boasts a multitude of local amenities on its doorstep, there is a mainline train station providing fast easy access to all major parts of the country. Bristol International Airport is approximately a 30-minute drive away, M5 motorway junction nearby and a regular bus service provides access to most areas of the town and outlying districts.

With homes of its strong location, strong decorative order and within such price bracket in short supply and high demand - be quick to arrange your internal inspection to avoid disappointment.

FEATURES

- Detached Family Home
- Prime Worle Location
- Extended Living Accommodation
- Three Bedrooms, Main with En-Suite
- Immaculate Condition Throughout
- EPC - C



ROOM DESCRIPTIONS

Entrance Hall

4' 10" x 13' 3" (1.47m x 4.04m)

WC

2' 0" x 4' 8" (0.61m x 1.42m)

Living Room

14' 3" x 11' 6" (4.34m x 3.51m)

Kitchen/Dining Room

10' 10" x 16' 8" (3.30m x 5.08m)

Garden Room/Extension

7' 7" x 16' 8" (2.31m x 5.08m)

Utility Room

12' 2" x 7' 7" (3.71m x 2.31m)

Garage

17' 1" x 7' 7" (5.21m x 2.31m)

Landing

10' 8" x 6' 2" (3.25m x 1.88m)

Bedroom One

16' 9" x 10' 1" (5.11m x 3.07m)

En-Suite

2' 1" x 6' 7" (0.64m x 2.01m)

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m)

Bedroom Three

7' 3" x 6' 2" (2.21m x 1.88m)

Family Bathroom

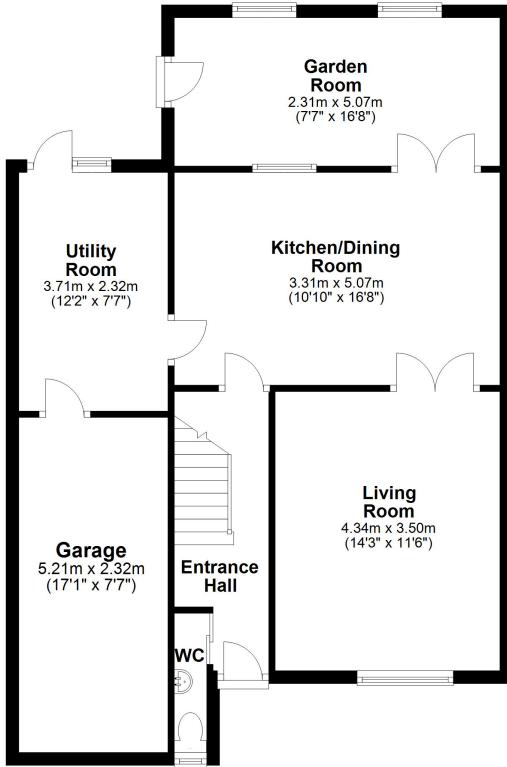
6' 2" x 6' 11" (1.88m x 2.11m)



FLOORPLAN & EPC

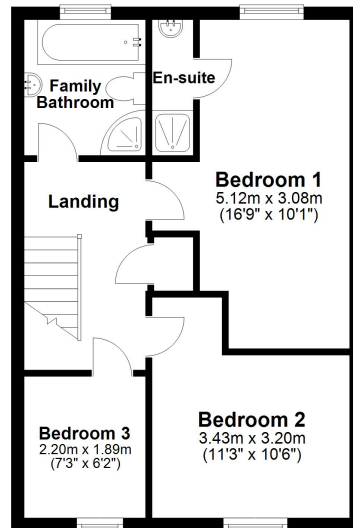
Ground Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



Total area: approx. 116.0 sq. metres (1249.0 sq. feet)

