

Kingfisher Road, Worle, Weston-Super-Mare, Somerset. BS22 8TX

£295,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This extended semi detached family home offers 3 bedrooms, a cloakroom (with clever shower) and utility, lovely extended kitchen diner, a large garden with a generous garage and plenty of parking. The entrance hall to the property has the stairs to the first floor and beneath is the cloakroom with WC, wash basin and a clever fold-down shower arrangement. The living room is a good size and follows through to a dining area which in turn opens into the extended kitchen diner across the rear. This is a great space and offers a range of wall and base units with worktops over, induction hob with extractor hood over and eye level electric double oven, space for a large fridge freezer, integral dishwasher, inset stainless steel sink/drainer and a useful breakfast bar area. Keeping it nice and bright are 2 roof windows and french doors out to the rear garden. Off the kitchen is the utility room which has a door to the driveway to the side and again has wall and base units with worktops over and space for a washing machine and a dryer. Upstairs there are 3 bedrooms with bed 1 having a wall of built in storage cupboards. Bed 3 is currently set up as a work area and there is storage space above the stairs in this room. The family bathroom offers a white suite with WC, sink with vanity unit and a P-shaped bath with shower over and a glass screen. Outside to the front the space is laid to chippings and driveway leading up to the large garage which has an electric roll-up door to the front, a rear courtesy door from the garden, insulation, and power and lighting; to the rear of the garage is a separate work shop area. To the rear of the garage there is also a upvc conservatory/sun-room (currently used for extra storage). The rear garden is laid to lawn with a patio area directly to the rear, a good sized covered decking area ideal for table and chairs, and a timber gate to the driveway.

FEATURES

- Semi detached family home
- Three Bedrooms
- Extended Kitchen Diner to rear
- Cloakroom and utility room
- Plenty of off street parking to front
- Large detached garage with workshop
- Great sized rear garden
- EPC - D
- Council Tax - Band B



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Stairs to first floor
CLOAKROOM - with WC and wash basin; floor drain and also a fold-down concealed shower.
Underfloor heating

Living Room

23' 8" x 12' 4" (7.21m x 3.76m) Radiator; Upvc double glazed window to front

Kitchen Diner

17' 11" x 11' 0" (5.46m x 3.35m) Radiator;
Upvc double glazed window and french doors to rear garden; range of wall and base units with worktops over, induction hob with extractor hood over and eye level electric double oven, space for a large fridge freezer, integral dishwasher, inset stainless steel sink/drainer and a useful breakfast bar area. Keeping it nice and bright are 2 roof windows.
Underfloor heating

Utility

8' 10" x 8' 3" (2.69m x 2.51m) Off the kitchen is the utility room which has a door to the driveway to the side and again has wall and base units with worktops over and space for a washing machine and a dryer.

Bedroom 1

10' 10" x 8' 0" (3.30m x 2.44m) Radiator; Upvc double glazed window to front; range of built in wardrobes with mirror doors

Bedroom 2

9' 7" x 8' 6" (2.92m x 2.59m) Radiator; Upvc double glazed window to rear

Bedroom 3

8' 0" x 5' 11" (2.44m x 1.80m) Radiator; Upvc double glazed window to front; storage over stairs

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m) Radiator; Upvc double glazed window to rear; white suite with WC, sink with vanity unit and a P-shaped bath with shower over and a glass screen.
Underfloor Heating

Outside

FRONT - Outside to the front the space is laid to chippings and driveway leading up to the large garage

REAR - The rear garden is laid to lawn with a patio area directly to the rear, a good sized covered decking area ideal for table and chairs, and a timber gate to the driveway; Rear door to garage

GARAGE - Approx 19'8 x 11'6 - generous size and has an electric roll-up door to the front, a rear courtesy door from the garden, insulation, and power and lighting; to the rear of the garage is a separate work shop area measuring approx 11'6 x 4'8.

CONSERVATORY / SUN ROOM - Approx 9' x 9' - To the rear of the garage there is also a upvc conservatory/sun-room (currently used for extra storage) with french doors to the garden.

PEASE NOTE - PROPERTY HAS GROUND RENT OF £10 PER YR .. THE VENDOR INFORMS US YOU CAN BUY OUT OF THIS FOR £140 AT PURCHASE IF YOU WANT TO.



FLOORPLAN & EPC

