

**Magellan Close, Worle, Weston-Super-Mare, Somerset.**

**BS22 9PB**

**£275,000 Freehold**

**FOR SALE**



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in a peaceful cul-de-sac in the popular area of Worle, this attractive detached home offers an ideal blend of convenience and comfort. Its location places you within a short 10-minute stroll of a range of everyday amenities, including local shops, reputable schools, and the well-known Manor public house—perfect for enjoying a meal or drink close to home. For those who enjoy the outdoors, Sand Bay beach is less than a 10-minute drive away, providing a lovely setting for coastal walks, fresh sea air, or exercising the dog.

The property itself has recently undergone redecoration throughout, giving it a fresh and welcoming feel from the moment you step inside. The accommodation begins with a useful porch leading into a lounge, which flows nicely into the dining room—an ideal layout for family time or entertaining guests. The newly fitted kitchen offers modern units and worktops, creating a bright and functional space for cooking.

Upstairs, you will find three bedrooms and a brand new family bathroom, providing comfortable accommodation for couples, families, or those looking for additional guest or office space.

Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Externally, the home offers a driveway providing off-road parking and access to the garage. To the rear, the property boasts a nicely sized Westerly facing garden, perfect for enjoying afternoon and evening sunshine, outdoor dining, or gardening. Overall, this property presents a fantastic opportunity for anyone seeking a well-located and freshly updated home in a desirable residential setting.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- 3 bedrooms
- Good size South Westerly facing garden
- No onward chain
- Driveway to the garage
- Recently decorated
- Newly fitted kitchen
- Cul-de-sac location
- EPC-C



## ROOM DESCRIPTIONS

### **Main front door to the porch**

#### **Porch:**

Door to the lounge

#### **Lounge:**

4.80m x 4.09m (15' 9" x 13' 5")

Central fireplace, stairs to the first floor, radiator, double glazed window, archway to the dining room

#### **Dining room:**

3.13m x 2.42m (10' 3" x 7' 11")

Double glazed window, radiator, doors to the kitchen and the garden

#### **Kitchen:**

3.00m x 2.25m (9' 10" x 7' 5")

Newly fitted kitchen comprising sink unit, floor and wall units, built in oven and hob, integrated washing machine and dishwasher, double glazed window, cupboard housing the fridge/freezer, door to the side

#### **First floor landing:**

Double glazed window

### **Bedroom 1:**

3.44m x 2.75m (11' 3" x 9' 0")

Radiator, double glazed window, built in wardrobe

### **Bedroom 2:**

2.95m x 2.84m (9' 8" x 9' 4")

Radiator, double glazed window, built in wardrobe

### **Bedroom 3:**

2.28m x 1.94m (7' 6" x 6' 4")

Radiator, double glazed window

### **Bathroom:**

Bath with shower over, shower screen, WC, wash hand basin, radiator, double glazed window

### **Parking and Garage**

The driveway provides ample parking and leads to the garage

### **Rear garden:**

Crazy paved stone area, step up to the rest of the garden area, which is a good size, is Westerly facing so gets the afternoon sunshine.



FLOORPLAN & EPC

