

Knightcott Gardens, Banwell, Somerset. BS29 6HD

£375,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in the ever-popular village of Banwell, this family home enjoys a lovely position with an open aspect towards woodland. It offers a fantastic blend of flexible accommodation, modern convenience, and outdoor space, making it a perfect choice for families and those who enjoy entertaining.

As you step inside, you are greeted by a welcoming open-plan living and dining area, filled with natural light and designed to create a sociable space for family life. The layout flows seamlessly into the kitchen, complete with a useful utility area and a convenient cloakroom, adding to the home's practicality. The property offers four well-proportioned bedrooms, providing plenty of space for a growing family or for those working from home. A neatly presented family bathroom serves the first floor, ensuring comfort and functionality for everyday living.

One of the standout features of this home is the superb South-facing rear garden. Generous in size and thoughtfully designed, it provides the perfect setting for entertaining friends and family. Whether hosting a relaxed summer barbecue, enjoying an alfresco meal, or simply unwinding in the sunshine, the garden is a true highlight.

Additional benefits include gas central heating, double glazing throughout, parking for up to three vehicles, and a garage, offering both convenience and peace of mind. The location adds even further appeal. Banwell is a thriving village with a strong sense of community, offering a range of local amenities including shops, schools, and pubs, while also enjoying easy access to the surrounding countryside. Excellent transport links connect you to Weston-super-Mare, Bristol, and the M5 motorway. This is a wonderful opportunity to acquire a versatile family home in a highly desirable village setting, combining modern living with a relaxed lifestyle and excellent connectivity.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached house
- 4 bedrooms
- South facing rear garden
- Lovely open plan living room to dining room
- Bathroom and cloakroom
- Garage and ample parking
- Utility area
- Gas central heating and double glazing
- EPC-tbc



## ROOM DESCRIPTIONS

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

#### **Porch:**

2 double glazed windows, door to the main house

#### **Dining room:**

3.47m x 3.31m (11' 5" x 10' 10") Double glazed window, radiator, wooden flooring, opening to the hallway and living room

#### **Living room:**

4.82m x 3.29m (15' 10" x 10' 10") Central fireplace, radiator, double glazed window, wooden flooring

#### **Cloakroom:**

WC, wash hand basin, double glazed window, radiator

#### **Kitchen:**

2.70m x 3m (8' 10" x 9' 10") Sink unit, floor and wall units, double glazed window, extractor hood, door to utility area

#### **utility area:**

3.05m x 2.00m (10' 0" x 6' 7") Plumbing for washing machine, door to the garden, windows over looking the garden (these windows are not double-glazed)

### **Bedroom 1:**

4.90m x 3.29m (16' 1" x 10' 10") 2 double glazed windows over looking the garden, radiator

### **First floor landing**

### **Bedroom 2:**

3.34m x 2.95m (10' 11" x 9' 8") Radiator, double glazed window to the front

### **Bedroom 3:**

3.67m x 2.65m (12' 0" x 8' 8") Radiator, Velux style window set in a sloping ceiling

### **Bedroom 4:**

3.34m x 2.70m (10' 11" x 8' 10") Radiator, double glazed window with outlook towards Woodland

### **Bathroom:**

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

### **Garage and parking:**

The driveway provides parking for 3-4 vehicles and leads to the GARAGE

### **Gardens:**

To the front you have an open plan garden laid to lawn. To the rear, you have a delightful South facing garden with a good size area of lawn



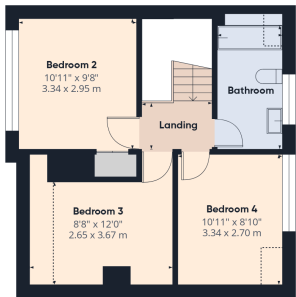




FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1154 ft<sup>2</sup>  
107.3 m<sup>2</sup>  
  
Reduced headroom  
31 ft<sup>2</sup>  
2.9 m<sup>2</sup>

(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.  
  
GIRAFFE360