

Rowan Place, Weston-Super-Mare, Somerset. BS24 7RP

£350,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Discover your dream family home in the charming town of Weston-super-Mare. This beautiful four-bedroom detached house, nestled on Rowan Place, offers the perfect blend of comfort, space, and convenience for modern living. As you step inside, you'll be greeted by a welcoming atmosphere and a thoughtful layout. The heart of the home is undoubtedly the spacious kitchen/diner, ideal for family meals and entertaining guests. Adjacent to this, you'll find a cozy living room, perfect for relaxing evenings or quality family time. The ground floor is completed by a practical downstairs cloakroom, adding convenience for both residents and visitors. Ascend to the first floor, where four well-appointed bedrooms await. Each bedroom boasts built-in storage, ensuring ample space for all your belongings. The main bedroom is a true retreat, featuring its own en-suite bathroom for added privacy and luxury. A family bathroom serves the remaining bedrooms, making morning routines a breeze for busy household. Step outside to discover a good-sized rear garden, offering a private outdoor space for relaxation, gardening, or children's play. To the front of the property, a block-paved driveway provides convenient off-street parking. As an added bonus, the house comes with a garage, perfect for secure parking or additional storage. Location is key, and this property doesn't disappoint. Situated in a desirable area of Weston-super-Mare, you'll find yourself within easy reach of local amenities. Shops, schools, and commuter links are all conveniently close, making daily life effortless and enjoyable.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House
- Four Bedrooms
- Block Paved Driveway
- Kitchen/Diner
- Close to Local Amenities
- UPVC Double Glazing & Gas Central Heating
- Cul De Sac Location
- Good Sized Rear Garden
- En Suite to Main Bedroom
- Downstairs Cloakroom



## ROOM DESCRIPTIONS

### Entrance

Block paved driveway leading up to main entrance porch which then has access into;

### Entrance Hall

Stairs rising to first floor landing, doors to all downstairs rooms, radiator.

### Downstairs Cloakroom

UPVC double glazed obscure window to front aspect, low level WC, wash hand basin and radiator.

### Living Room

15' 0" x 11' 0" (4.57m x 3.35m) UPVC double glazed sliding doors onto rear garden, two radiators and feature fireplace.

### Kitchen/Dining Room

8' 6" x 24' 1" (2.59m x 7.34m) UPVC double glazed french doors to rear garden aspect, UPVC double glazed windows to front aspect, range off wall and base units inset sink and drainer with mixer taps over, integrated fridge/freezer, integrated dish washer, integrated hob and eye level oven, radiator.

### Stairs Rising to First Floor Landing.

### Bedroom One

11' 8" x 9' 11" (3.56m x 3.02m) UPVC double glazed window to front aspect which have shutters on them, built in wardrobes, radiator and door through to;

### En Suite

5' 3" x 5' 5" (1.60m x 1.65m) UPVC double glazed obscure window to side aspect, low level WC and vanity wash hand basin, fully enclosed shower with hand held and waterfall shower, radiator.

### Bedroom Two

12' 0" x 8' 1" (3.66m x 2.46m) UPVC double glazed window to rear aspect, radiator and built in storage.

### Bedroom Three

8' 5" x 9' 9" (2.57m x 2.97m) UPVC double glazed windows with shutters to front aspect, radiator and built in wardrobes.

### Bedroom Four

9' 9" x 6' 8" (2.97m x 2.03m) UPVC double glazed window to rear aspect, radiator and built in wardrobe.

### Family Bathroom

5' 8" x 7' 0" (1.73m x 2.13m) UPVC double glazed obscure window to side aspect, low level WC, wash hand basin, bath with hand held shower attachment, radiator.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn and patio with gate to front aspect.

### Front

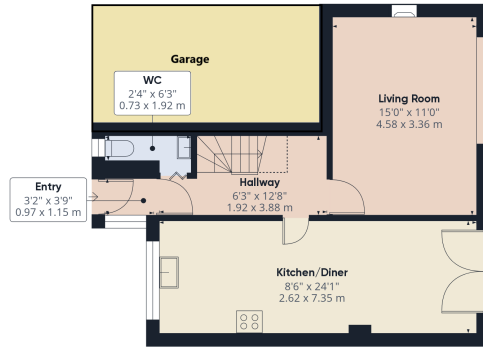
Block paved driveway with parking for two cars

### Garage

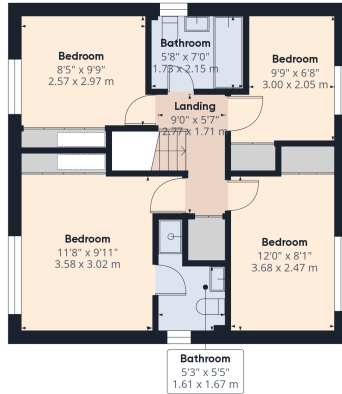
Up and over door, power and lighting



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1001.26 ft<sup>2</sup>  
93.02 m<sup>2</sup>

**Reduced headroom**  
10.57 ft<sup>2</sup>  
0.98 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

