

**Merton Drive, Weston Village, Weston-Super-Mare, Somerset.  
BS24 7EQ**

**£280,000 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This attractive semi-detached family home is set within a quiet courtyard and offers well-proportioned accommodation throughout. The property features three bedrooms, including a principal bedroom with en suite, a cloakroom, a spacious lounge-diner with French doors opening onto the rear garden, a well-equipped kitchen, and a generous conservatory overlooking the garden. The home is approached via a courtyard entrance, with parking spaces located directly in front. The entrance hall provides access to the first-floor stairs and a convenient cloakroom fitted with a WC and wash basin. The lounge-diner is a bright and comfortable space, ideal for family living and entertaining, and benefits from French doors leading out to the private rear garden. The kitchen offers a range of wall and base units with work surfaces over, a gas hob with extractor hood, electric oven, inset stainless-steel sink and drainer, and space for a dishwasher, washing machine, and fridge freezer. A door leads from the kitchen into the conservatory, which enjoys pleasant views over the garden and provides additional living space. Upstairs, there are three bedrooms. The principal bedroom benefits from an en suite shower room comprising a WC, wash basin, and shower, while bedrooms one and two both feature built-in double wardrobes. The family bathroom is fitted with a three piece suite including a WC, wash basin, and bath. Externally, the rear garden is a particularly attractive and private space, featuring a patio area ideal for outdoor dining, artificial lawn, a timber garden shed, and side-gate access to the front. To the front of the property are two parking spaces directly outside the house, along with two additional spaces located across the courtyard, each positioned in front of a blank wall.

## FEATURES

- Semi detached house
- Three bedrooms
- En suite and cloakroom
- Conservatory over looking rear garden
- Private rear garden
- Set in a lovely courtyard off the road
- Four parking spaces
- EPC - C
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### **Entrance Hall / Cloakroom**

Stairs to the first floor.  
Cloakroom with white suite of WC, wash basin; Radiator; Upvc double glazed window to front

### **Lounge Diner**

17' 4" x 10' 8" (5.31m x 3.25m) Radiator; Upvc double glazed window to front and french doors to rear garden

### **Kitchen/Diner**

13' 2" x 10' 1" (4.01m x 3.07m) Radiator; built-in under stairs cupboard; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainer and a doors into the conservatory

### **Conservatory**

12' 7" x 10' 0" (3.73m x 2.95m) Upvc double glazed windows to 3 sides and french doors to garden

### **Bedroom 1**

10' 1" x 10' 0" (3.10m x 3.05m) Radiator; Upvc double glazed window to front; door to en suite; built in double wardrobe

### **En Suite**

4' 11" x 6' 7" (2.08m x 1.98m) Radiator; Upvc double glazed window to front; white suite of WC, wash basin and shower

### **Bedroom 2**

9' 1" x 7' 11" (2.77m x 2.41m) Radiator; Upvc double glazed window to front; built in double wardrobe

### **Bedroom 3**

5' 11" x 8' 0" (2.44m x 1.85m) Radiator; Upvc double glazed window to rear

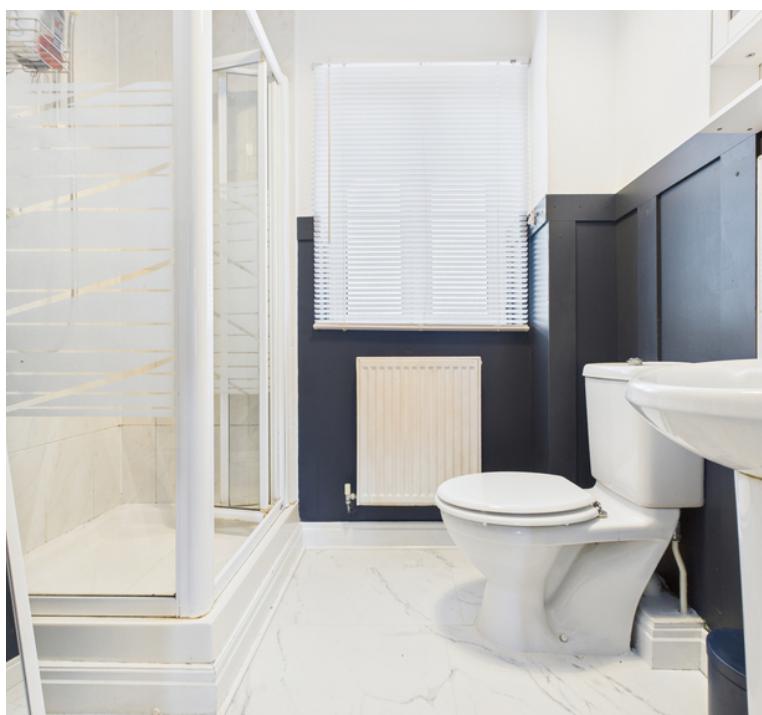
### **Bathroom**

4' 10" x 9' 3" (2.82m x 1.50m) Radiator; Upvc double glazed window to rear; three piece suite with WC, wash basin and a bath.

### **Outside**

FRONT - To the front there are 2 parking spaces directly in front the house and 2 more separate spaces across the courtyard, each one in front of a blank wall space.

REAR - Outside to the rear is lovely garden and is really private having an area of patio for table and chairs, artificial lawn, a side gate entrance to the front and a timber garden shed with power.



## FLOORPLAN & EPC

