

Westbrook Road, Weston-Super-Mare, Somerset. BS22 8JX

£530,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... We are delighted to present this superior and beautifully extended family home, located in the highly desirable area of Milton, Weston-super-Mare. This property has been meticulously designed and decorated to an exceptional standard, offering both style and functionality throughout. As you step into the property, you are greeted by a welcoming entrance hall that provides access to all rooms on the ground floor. To the front of the home, you'll find a generously proportioned living room, perfect for relaxing and entertaining. To the rear, the heart of the home is undoubtedly the stunning kitchen/diner. This impressive space is both spacious and modern, featuring bi-fold doors that open out onto the rear garden, seamlessly blending indoor and outdoor living. Adjacent to the kitchen is a separate utility room with a convenient downstairs cloakroom. Additionally, off the kitchen, there is a versatile room currently being used as a gym, which could easily be adapted to suit your needs. The home boasts four well-appointed bedrooms, including a master bedroom with its own en-suite. The remaining bedrooms are serviced by a stylish family bathroom, offering ample space for a growing family. The rear garden is a delightful outdoor space, mainly laid to lawn with a decking area that is ideal for alfresco dining or relaxing in the sun. To the front of the property, there is off-road parking laid to stone chippings, providing convenient and secure parking for multiple vehicles. Situated close to a range of shops, schools, amenities, and excellent commuter links, this home is perfectly positioned to meet the needs of modern family living.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Detached House
- Four Bedrooms Plus En-Suite
- Kitchen/ Diner
- Substantial Rear Extension
- Gym/ Playroom
- Spilt Level Home
- Off Road Parking
- Close to Local Amenities
- EPC - C



ROOM DESCRIPTIONS

Entrance

Driveway laid to stone chippings leading down to main front door which opens onto;

Entrance Hall

Doors to all rooms, two radiators, door through to;

Living room

17' 1" x 21' 8" (5.21m x 6.60m) A remarkable transformation of the original design, combining two separate rooms into a spacious and inviting living area! Features include carpeted flooring, two radiators, a modern open fireplace with a tiled hearth, and two UPVC double-glazed bay windows at the front.

Kitchen/Dining Room

17' 1" x 21' 6" (5.21m x 6.55m) As an integral feature of the impressive extension to the property, this stunning room is thoughtfully positioned at the rear of the house. It is conveniently accessed via a short set of steps leading down from the end of the entrance hallway. This expansive space has been designed with family living and entertaining in mind, boasting a sophisticated tiled floor and seamless indoor-outdoor connectivity through bi-folding doors that open onto the rear garden. At the heart of this versatile area lies a luxurious, high-end kitchen outfitted with premium built-in appliances. The centerpiece is an elegant kitchen island, perfect for food preparation and casual dining. Additional doors lead to further areas of the property, enhancing the functionality of this remarkable living space.

Utility Room

7' 7" x 7' 3" (2.31m x 2.21m) UPVC double glazed window to side. Tiled flooring. Fitted wall and base units. Door to:

Downstairs Cloakroom

Upvc double glazed window to side. Tiled flooring. WC. Wash basin.

Gym Room

10' 11" x 14' 9" (3.33m x 4.50m) A versatile reception room, currently utilized as a family gym, featuring two sets of UPVC double-glazed French doors at both the front and rear

Bedroom One

13' 10" x 15' 2" (4.22m x 4.62m) Stunning primary bedroom featuring an en suite bathroom and a spacious walk-in wardrobe! Boasting plush carpeted flooring, a Juliette balcony, and UPVC double-glazed French doors that offer picturesque views of the rear garden. Access to:

En Suite

9' 9" x 9' 11" (2.97m x 3.02m) Modern four-piece en suite featuring a bathtub, a corner shower enclosure, a WC, and a washbasin. Includes tiled flooring and a Velux skylight.

Bedroom Two

14' 3" x 10' 8" (4.34m x 3.25m) Carpeted bedroom with two velux sky lights and radiator.

Bedroom Three

12' 6" x 10' 6" (3.81m x 3.20m) Carpeted bedroom with UPVC double glazed window to side aspect, radiator.

Bedroom Four

10' 0" x 7' 5" (3.05m x 2.26m) Carpeted bedroom, UPVC double glazed window to side aspect, radiator.

Bathroom

12' 6" x 7' 4" (3.81m x 2.24m) Spacious primary family bathroom featuring a bathtub, a separate walk-in double shower enclosure, a WC, and a washbasin. Complete with tiled flooring and a Velux skylight for added natural light.

Front

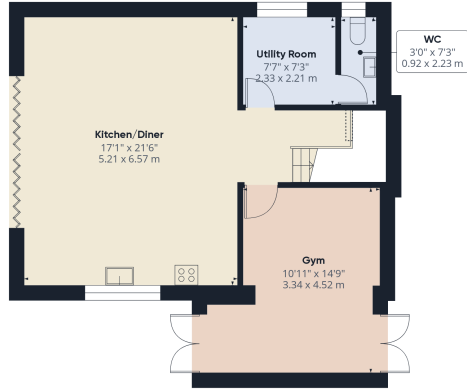
front is laid to stone chippings and has parking.

Rear Garden

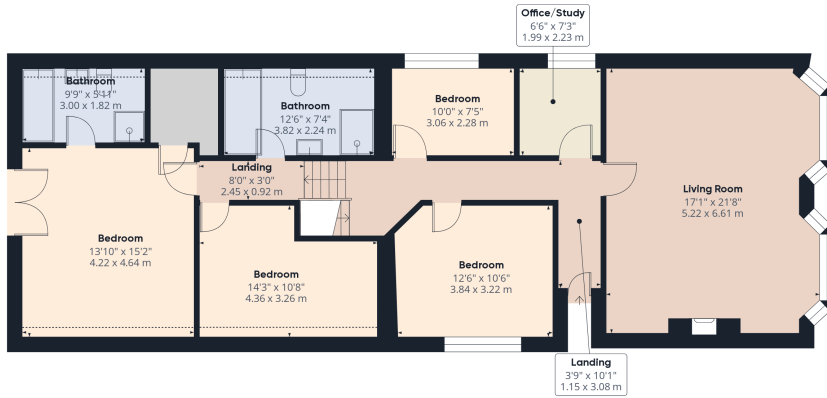
A west-facing rear garden featuring a spacious decked terrace that spans the full width of the property, seamlessly connecting to a level lawn.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
 1992.93 ft²
 185.15 m²

Reduced headroom
 36.95 ft²
 3.43 m²

(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

