

Pendlesham Gardens, Milton Hillside, Weston-Super-Mare,  
Somerset. BS23 2TU

£425,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to market this modern & extended (2018 with full permissions) link-detached house situated at the end of a popular cul-de-sac and siding on to Weston Woods.

The immaculate decor presents the house in a contemporary minimalistic style with clean white walls & ultra modern fixtures & fittings including a luxury kitchen & en-suite shower room.

In brief, the spacious accommodation consists of: entrance hall, super modern gloss white Kitchen/Diner with integrated appliances, formal Lounge with front facing double glazed window. Further downstairs accommodation of Laundry/utility/boot Room, cloakroom & integral garage.

Upstairs, there are four bedrooms (all capable of holding a double bed) with the stunning primary bedroom boasting a Juliet balcony with views of the garden & Weston Woods & further benefiting from a dressing room & luxury en-suite shower room. In addition, there is a modern family bathroom with 'L' shaped bath & mains shower over.

Outside to the rear, the garden has been landscaped and features a lawned area & stairs to a large decked area which is ideal for entertaining & sides on to Weston Woods.

The garden is not directly overlooked & offers a good degree of privacy. Outside tap, power & lighting.

To the front driveway, suitable for parking two vehicles with small area of lawn leading to a 'short' integral garage.

This stunning family home is sure to attract much attention & we recommend an early viewing to fully appreciate both the inside & out.

## FEATURES

- Extended Link-Detached House
- Immaculate Condition Throughout
- Four Double Bedrooms
- Primary Bedroom with Dressing Room & En-Suite
- Fabulous Rear Extension with Bi-Fold Doors to Garden
- Sides on to Weston Woods
- MUST be Seen
- Freehold
- Council Tax Band D
- EPC - C



## ROOM DESCRIPTIONS

### Hall

High security composite front door with multi-locking and double glazed side panel. Grey Kardean LVT flooring. Stairs rising to first floor with useful built-in under stairs storage cupboards.

### Cloakroom

Modern white suite consisting low level WC & small oblong wash hand basin with storage cupboard below. Extractor fan.

### Lounge

Full height extra wide double glazed window to front aspect, radiators, coving, twin French doors opening to Dining Area.

### Kitchen/Diner

The heart of the home is this stunning extension built in 2018 runs across the entire rear width of the property accommodating a luxury kitchen with breakfast bar & large dining/family area. Extra wide bi-folding doors give direct access to the rear lawn. Grey Kardean LVT flooring. Ceiling spotlights. Twin white vertical radiators.

Kitchen Area: Modern white gloss base & eye level units with white marble style worksurface, integral dual sink & drainer, induction hob & feature extractor over hidden within a hanging light, dishwasher, fridge/freezer. Eye level oven & microwave. Double glazed window. Kick board vacuum. Under unit feature lighting.

Door to:

### Laundry Room

Ample space and plumbing for washing machine & tumble dryer with worksurface & over head cupboards. Time saving laundry shoot from Dressing room above. Pantry style shelving. Grey Kardean LVT flooring.

### Landing

Doors to all principle rooms. Loft access. Airing cupboard housing gas fired boiler.

### Primary Bedroom

Twin double glazed doors opening to Juliet balcony with views over the garden & to side Weston Woods plus further double glazed window with direct view to the Woods. Ceiling spotlights, radiator.

Open doorway to:

Dressing Area

Twin full width wardrobes with sliding mirrored glass doors (available by negotiation). Spotlights.

Door to:

### En-suite

shower room with walk-in glass screen shower housing mains operated shower with main head ceiling mounted & further hand held shower attachment. Twin wash hand basins, low level WC. Chrome ladder style radiator, tiled splash-backs, obscure double glazed window, Grey Kardean LVT flooring, spotlights, extractor.

### Bedroom Two

Rear facing double glazed window, integral double wardrobe with mirrored doors. Radiator.

### Bedroom Three

Front facing double glazed window, integral double wardrobe with mirrored doors. Radiator.

### Bedroom Four

Good size fourth bedroom & big enough for a small double bed. Front facing double glazed window. Radiator. Stairwell intrusion.

### Family Bathroom

White suite comprising popular 'L' shape bath with glass screen housing twin head mains operated shower over, low level WC & pedestal wash hand basin. Chrome ladder style radiator, obscure double glazed window, Grey Kardean LVT flooring, ceiling spotlights.

### Integral Garage

Short garage with roller door, light & panel. Ideal for storage with internal door to Hall or for bicycles, motorcycle etc.

### Rear Garden

Quite secluded rear garden - not directly overlooked from the rear & siding onto Weston Woods. Lawned area with direct access from the dining area. Large raised decking area running across the side of the property to rear boundary & offering an excellent entertaining area plus views of Weston Woods. Outside tap & power.

### Front Garden

Tarmac driveway suitable for parking 2/3 vehicles with block paved path to front door. Small area of lawn to side. Twin outside lights.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to



# FLOORPLAN & EPC

