

Stroud Way, Weston Village, Weston-Super-Mare, Somerset.

BS24 7HJ

£245,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this well presented three bedroom semi-detached house to the open market.

The property is set back from Stroud Way in a small courtyard giving the house a secluded and private appeal and being ideal for young children or simply a peaceful place to live.

In brief, the ground floor accommodation consists of Hall, Cloakroom, Lounge, Dining room & Kitchen.

Upstairs there are three Bedrooms (two doubles) with the master en-suite plus a family Bathroom.

To the front of the property a garage with parking to front underneath a nearby coach house.

The gardens to front & rear are low maintenance & mainly laid to lawn.

Presented in good order throughout this super family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate all there is to offer.

## FEATURES

- Modern Semi Detached House
- Two Reception Rooms
- Three Bedrooms & En-Suite
- Cloakroom & Bathroom
- Quiet & Secluded Courtyard Location
- Vendor Found Onward Purchase
- Good Order Throughout
- Freehold
- Council Tax - Band C
- EPC - C



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Accessed via a obscure double glazed composite door, ceiling light, side aspect UPVC double glazed window, stairs leading to first floor landing, doors to the living room, cloakroom, and radiator and wooden effect Amtico flooring.

#### Cloakroom

Obscure UPVC double glazed window, ceiling light, radiator, low level wc, wash hand basin, tiled splashbacks, patterned Amtico wood effect flooring.

#### Living Room

A front aspect room with UPVC double glazed windows, ceiling light feature with four rotating spotlights, radiator, Amtico flooring, radiator, understairs storage cupboard, open-plan to Dining room.

#### Dining Room

A rear aspect room with double glazed sliding patio doors, ceiling light feature with four rotating spotlights, door into the Kitchen, radiator, Amtico flooring.

#### Kitchen

A rear and side aspect room with UPVC double glazed window, and a UPVC double glazed door to the side, ceiling light, radiator, tiled effect flooring. Fitted with a range of base and eye level units with marble effect square edge work surfaces, one and half bowl sink, space and plumbing for washing machine, dishwasher, space for a tall fridge/freezer, integrated oven and with a gas four ring hob and extractor hood over.

### First Floor

#### Landing

Ceiling light, loft hatch giving access to roof space, side aspect UPVC double glazed window, doors to bedrooms, one, two, three and family bathroom and airing cupboard, and also a useful storage cupboard.

#### Main Bedroom

A front aspect room with UPVC double glazed window, ceiling light, radiator, built in double wardrobes and with a door to an en-suite shower room.

#### En-Suite Shower Room

Ceiling light, extractor fan, tiled effect Kardeen flooring, radiator, low level wc, wash hand basin, glazed and tiled shower enclosure with a wall mounted mains shower system over.

#### Bedroom Two

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.

Bedroom Three - A front aspect room with a UPVC double glazed window, ceiling light, radiator.

Family Bathroom - A rear aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, tiled effect Kardeen flooring, low level wc, wash hand basin, radiator, tiled splashbacks, and a panel enclosed bath with a chrome mixer tap, hand held shower attachment, tiled surround, shower curtain.

### Outside

#### Front

Low maintenance pebble garden to the front, patio/paving leading to the garage area also the driveway providing parking for at least one large vehicle, the garage has an up and over door. Pedestrian access leading to the rear of the property.

#### Rear

Mostly laid to lawn with a patio paved walkway to the immediate rear, fully enclosed by panel fencing.

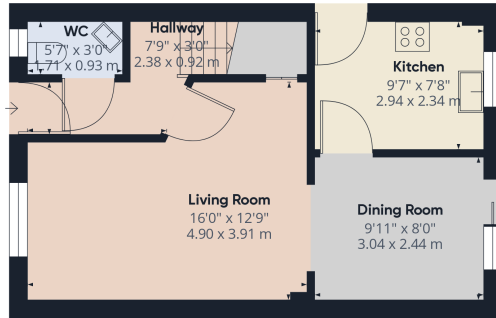
### Agents Note

All approximate room measurements are shown on the attached floorplan.

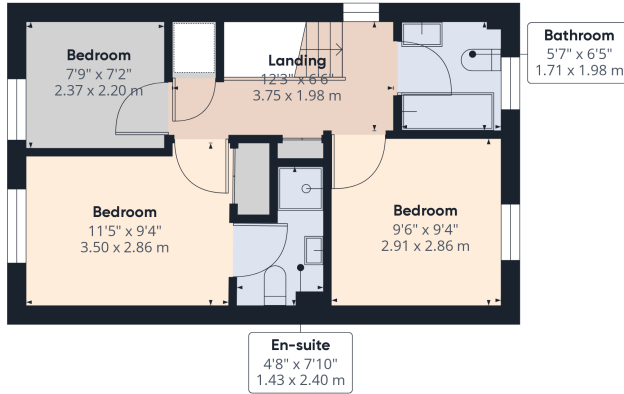
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or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



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
797.07 ft<sup>2</sup>  
74.05 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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