

**Bransby Way, Weston Village, Weston-Super-Mare, Somerset.
BS24 7BL**

**Offers in Excess of £350,000 Freehold
FOR SALE**



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PROPERTY DESCRIPTION

STUNNING FOUR BEDROOM DETACHED HOME... Coming to the market with House Fox Estate agents, with no onward chain and tucked away in a cul-de-sac location within the highly desirable Weston Village development, this immaculate property offers a wonderful open plan kitchen/dining area, utility room, large lounge with double doors on to the garden, downstairs WC, conservatory with insulated roof leading to a garden with patio areas and a garage with off street parking to the front. Furthermore the property benefits from four good size bedrooms, family bathroom and an en-suite, plus gas central heating, double glazing and a private garden.

The current sellers have made upgrades that include Engineered Oak flooring in the lounge, hallway and kitchen, a new boiler was fitted in 2018, the roof was overhauled in 2021, the double glazing was replaced in 2021, the kitchen was refitted in 2020, the outside of the house has been repainted, so you really do have a home you can move straight into.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning detached house
- 4 bedrooms
- Lovely front to back lounge
- No onward chain
- Garage and parking
- Open plan kitchen/dining
- Lots of upgrades over the last 4 years
- Council Tax Band--E
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Radiator, Engineered Oak flooring, stairs to the first floor, doors to the cloakroom, lounge and understairs cupboard, open plan to the kitchen/diner.

Cloakroom:

WC, wash hand basin, radiator,

Lounge:

20' 11" x 11' 3" (6.38m x 3.43m) A lovely light room as you have double glazed window to the front and double doors to the rear garden. 2 radiators, Engineered Oak flooring.

Kitchen/diner:

21' 0" x 8' 7" (6.40m x 2.62m) Refitted in 2020.....Sink unit, a range of modern floor and wall units with under lighting, plumbing for dishwasher, extractor hood, dual aspect via 2 double glazed windows, spotlights, door to the utility room

Utility room:

10' 2" x 9' 7" (3.10m x 2.92m) Space for fridge/freezer, plumbing for washing machine, wine rack, wall unit, work surface, door to the conservatory

Conservatory:

10' 2" x 9' 7" (3.10m x 2.92m) Double glazed windows, insulated roof with large skylight and spotlights, double glazed double doors to the garden

First floor landing:

Airing cupboard, loft access, airing cupboard.

Bedroom 1:

11' 10" x 11' 6" (3.61m x 3.51m) Fitted wardrobes, radiator, double glazed window, door to the en-suite shower room

En-suite shower room:

Corner shower cubicle, WC, wash hand basin, radiator, double glazed window

Bedroom 2:

12' 0" x 8' 10" (3.66m x 2.69m) Wardrobe, radiator, double glazed window

Bedroom 3:

8' 11" x 8' 8" (2.72m x 2.64m) Double glazed window, radiator

Bedroom 4:

8' 10" x 8' 0" (2.69m x 2.44m) Cupboard, radiator, double glazed window

Bathroom:

White suite comprising Bath, wash hand basin, WC, radiator, double glazed window

Garage and Parking:

Driveway to the SINGLE GARAGE which has a personal door to the rear garden

Rear Garden:

A private garden mainly laid to patio and stone chippings.

Directions:

The property address is Bransby Way, but to gain access to the property, you have to go down a small cul-de-sac off Moor Lane, which is off Merton Drive.



FLOORPLAN & EPC

