

Cliff Road, Worlebury, Weston-Super-Mare, Somerset.
BS22 9SF

Offers in Excess of £600,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in the coveted Worlebury area, this exceptional house offers a perfect blend of comfort and style. Boasting four bedrooms, it provides ample space for a growing family or those who love to entertain. The generously sized garden is a haven for outdoor enthusiasts, providing a tranquil escape from the hustle and bustle of everyday life.

Lounge, separate dining room, kitchen plus the sitting room can double up as a fourth bedroom, adds versatility to the layout, accommodating various lifestyle needs.

With four bathrooms, the house ensures that convenience is at the forefront, offering privacy and comfort for all residents and guests. Each space is thoughtfully designed and well-presented, creating an atmosphere of warmth and sophistication throughout.

For those who require a dedicated workspace, an office is seamlessly integrated, allowing for productivity without compromising the comfort of home. The property's location is a true gem, within walking distance of Worlebury Woods and the golf course, providing endless opportunities for outdoor activities and scenic strolls.

If beach outings are more your style, Sand Bay beach is just a short 5-minute drive away, offering sandy shores and stunning views for those lazy weekends or refreshing evening walks.

In summary, this Worlebury residence is not just a house; it's a well-crafted home that combines modern living with the tranquillity of its natural surroundings, making it a truly desirable place to call home

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning detached home
- 4 bedrooms
- 4 bathrooms
- Large garden
- Close to Worlebury Woods
- Versatile & Spacious Accommodation
- Well presented throughout
- Lounge & dining room
- EPC-B



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, radiator

Lounge:

20' 1" x 10' 11" (6.12m x 3.33m) Central fireplace with electric fire, 2 radiators, 2 double glazed windows

Dining room:

10' 8" x 9' 4" (3.25m x 2.84m) Radiator, double glazed window

Kitchen:

11' 9" x 10' 9" (3.58m x 3.28m) Fitted in 2018 by "Fieldhouse Kitchens". White sink unit with "Perrin Rowe" hot tap, floor and wall units, 2 ovens, integrated dishwasher, integrated fridge/freezer, gas hob with extractor hood over, spotlights, 2 double glazed windows

Sitting room/Bedroom 4:

11' 2" x 9' 3" (3.40m x 2.82m) Radiator, double doors to the garden

Bedroom 3:

Built in wardrobes, radiator, double glazed window

Shower room 1:

Luxury shower room.....Large walk in shower cubicle with floor to ceiling glass screen, low level WC, feature wash hand basin, 2 double glazed windows, heated towel rail, feature mirror with light

INNER HALLWAY

Door to the front of the house, open plan to the office area

Office:

9' 9" x 7' 7" (2.97m x 2.31m) Double glazed window, radiator, spotlights, double glazed door to the garden

Utility room:

6' 8" x 6' 6" (2.03m x 1.98m) Plumbing for washing machine, tumble dryer vented to the outside, radiator

Shower room 2:

Walk in shower cubicle, wash hand basin, low level WC, extractor fan, spotlights

First floor landing:

The landing is a lovely size and could be used as a reading area or study area.....Double glazed window, Skylight, storage space

Bedroom 1:

12' 9" x 10' 1" (3.89m x 3.07m) Double glazed window, radiator, doors to the walk in dressing area and the en-suite

En-suite bathroom:

Bath, wash hand basin, low level WC, heated towel rail, Skylight

Walk in dressing room:

Lots of space for your clothes and shoes.....Boiler supplying hot water and central heating

Bedroom2:

13' 9" x 8' 10" (4.19m x 2.69m) 2 double glazed windows, one of them over looking the garden, radiator, spotlights, cupboard (in this cupboard, is access to the eaves, which has the controls for the solar panels) door to the en-suite

En-suite shower room:

Walk in shower cubicle, wash hand basin, low level WC, heated towel rail, spotlights

Parking & Storage

To the front the driveway has parking for 2-3 vehicles, and a large storage shed 13ft x 7ft with light and power

Rear garden:

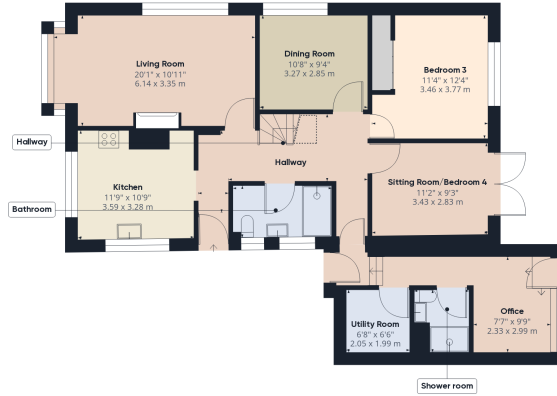
WOW....What a garden we have here, a real gardeners delight...Artificial grass area, with gate to the main garden which has a large lawn area, circular patio area, an abundance of flowers and shrubs, Poly Carbonate Green House, large shed, and a gorgeous Summer House to relax in.

NOTES;

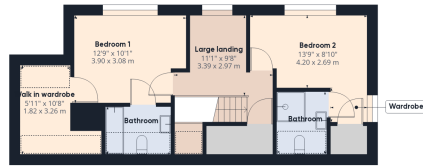
The solar panels are owned, Kitchen fitted 2018, Cavity wall insulation added 2008 with 25 year guarantee, Timber treatment carried out in 2008 with 20 year guarantee, loft extension done in 2015 with building regs, new consumer unit in 2016, and between 2020 and 2023 the majority of the double glazing has been updated



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area^{††}
 1649.31 ft²
 153.23 m²

Reduced headroom
 89.37 ft²
 8.3 m²

Excluding balconies and terraces

⊞ Reduced headroom
 (below 1.5m/4.92ft)

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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