

Graham Road, Weston-Super-Mare, Somerset. BS23 1YA

Offers in Region of £340,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Set over two spacious floors, this outstanding three-bedroom period flat offers a rare opportunity to own a beautifully presented home on the highly sought-after Graham Road. Just a short stroll from Weston-super-Mare's iconic seafront and close to the vibrant town centre, this charming property blends period elegance with modern comforts. As you step inside, you're welcomed by a fantastic entrance hall that sets the tone for the rest of the home. On the main floor, you'll find a generously sized living room filled with natural light, two well-proportioned double bedrooms, a stylish bathroom, and a beautifully presented kitchen/diner. The kitchen opens directly onto the substantial rear garden, creating a seamless indoor-outdoor flow perfect for entertaining or relaxing. Downstairs, the lower level offers additional versatile living space, featuring a utility room and a third bedroom—ideal for guests, teenagers, or a home office setup. The rear garden is a standout feature of the property—spacious, mostly laid to lawn, and boasting lovely mature elements. At the far end, a substantial garden room offers a multitude of possibilities: a home bar, large office, studio space, or even additional living accommodation. Further benefits include private off-street parking to the front, gas central heating, and character features throughout. With its prime location, generous layout, and unique garden features, this property is a rare find and perfect for a range of buyers.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Period Flat Set Over Two Floors
- Three Double Bedrooms
- Off Road Parking to Front
- Fantastic Sized Rear Garden
- Substantial Garden Room
- Kitchen/Dining Room
- Close to Weston Sea Front
- Gas Central Heating and UPVC Double Glazing
- Eco Wood Burner Located in Front Room



ROOM DESCRIPTIONS

Entrance

Gated driveway leading up to main front door opening through to;

Entrance Porch

Great porch space with double door access onto;

Entrance Hall

With exposed wooden flooring featuring through the inner hallway, you have access to all rooms on this floor including the living room, the kitchen diner, both bedrooms and bathroom, you also have access going downstairs which includes the third bedroom and also the utility room.

Living Room

13' 8" x 13' 9" (4.17m x 4.19m) UPVC double glazed bay windows to front aspect, eco friendly wood burner and radiator. Exposed wooding flooring makes up the rest of the room with great space for furniture.

Kitchen/Dining Room

17' 8" x 11' 7" (5.38m x 3.53m) Great sized room featuring two UPVC double glazed windows to side aspect, a UPVC double glazed door opening to rear garden. In the kitchen area you have a range of wall and base units inset sink and drainer with mixer taps and also a hot tap over. You have a range of integrated appliances including an oven and also a microwave over with warming plate under, a dish washer and fridge/freezer make up the rest of the kitchen. The dining area is suitable for a table and flows perfect back into the inner hallway.

Bedroom One

13' 7" x 13' 5" (4.14m x 4.09m) UPVC double glazed bay windows to front aspect, radiator and great space for bedroom furniture.

Bedroom Two

11' 10" x 12' 6" (3.61m x 3.81m) UPVC double glazed window to rear aspect, radiator and feature fireplace, space for bedroom furniture.

Bathroom

8' 7" x 6' 6" (2.62m x 1.98m) A superb updated shower room including a UPVC double glazed obscure window to side aspect, a walk in shower with obscure shower screen and waterfall shower, vanity wash hand basin and a low level WC make up the rest of the shower room also including a heated towel rail.

Stairs Going Down to Ground Floor

Downstairs Hallway

With access to utility room and third bedroom, this hallway is also great to keep storage.

Bedroom Three

11' 8" x 12' 3" (3.56m x 3.73m) UPVC double glazed window to rear garden aspect, radiator.

Utility Room

8' 3" x 11' 6" (2.51m x 3.51m) UPVC double glazed window to side aspect, radiator and space and plumbing for washing machine, more space for appliances are available.

Superb Garden Room

17' 7" x 14' 5" (5.36m x 4.39m) A great sized garden room featuring two UPVC double glazed doors with access to front and rear, two sky lights allowing light to come into the room, electric radiators attached to wall. This room has plenty of space for furniture.

Rear Garden

Substantial sized rear garden laid to lawn, patio and decking. The great bit of space is perfect for entertaining and also features a pond. You have access to the front of the property via side gate.

Parking

Private parking to the front secured by a gate



FLOORPLAN & EPC

