

Ferry Lane, Lympsham, Weston-Super-Mare, Somerset.  
BS24 0BT

Offers in excess of £500,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A lovely size modern detached home in this sought after small development in Lympsham.

The house offers great size family accommodation which comprises hallway, lounge with central gas fire, dining room with double doors onto the garden, a good size kitchen/breakfast room with double doors on to the garden, utility room, downstairs cloakroom/wet room, 4 double bedrooms, en-suite shower room, family bathroom, plus gas central heating (boiler replaced in 2021), double glazing, double garage (please note, part of the garage has been converted to form the downstairs wet room), parking for 2 vehicles, enclosed private garden.

Ferry Lane is a lovely small development of houses built in 2002, and within 10-15 minutes drive you can be in the larger town of Weston super Mare or Burnham-on-sea. For other local amenities, like public houses, eateries, post office, restaurants, these are only 5 minutes away in the village of Bleadon. Of particular interest to families, the property falls into the catchment area of the hugely successful Kings of Wessex Schools catchment area including Hugh Sexeys Middle School in Blackford & with a free school coach to both schools stopping nearby.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- 4 bedrooms
- Lovely large kitchen/breakfast room
- Lounge & dining room
- Family bathroom & en-suite shower room
- Downstairs wet room/cloakroom
- Garage and parking
- Kings of Wessex Academy Catchment Area
- EPC-D



## ROOM DESCRIPTIONS

### Main front door to the hallway

### Hallway:

Radiator, stairs to the first floor, doors to the kitchen, lounge and cloakroom/wet room

### Cloakroom/wet room:

8' 11" x 5' 6" (2.72m x 1.68m) Walk in shower area, low level WC, wash hand basin, heated towel rail

### Lounge:

15' 9" x 11' 11" (4.80m x 3.63m) Central gas fire with feature surround, double glazed window, radiator, double doors to the dining room

### Dining room:

10' 9" x 10' 1" (3.28m x 3.07m) Radiator, double doors to the garden

### Kitchen/breakfast room:

24' 0" MAX x 9' 0" MAX (7.32m x 2.74m) One and a half sink unit, floor and wall units, extractor hood, 2 double glazed windows, radiator, double doors to the garden, door to the utility room

### Utility room:

8' 11" x 5' 6" (2.72m x 1.68m) Sink unit, radiator, plumbing for washing machine, cupboard, wall mounted boiler, doors to the garage and to the side

### First floor landing:

Loft access with a loft ladder

### Bedroom 1:

17' 5" MAX x 15' 7" (5.31m x 4.75m) Wardrobes, double glazed window, radiator, door to the en-suite, opening to the dressing room area

### Dressing room area:

5' 4" x 4' 10" (1.63m x 1.47m) Double glazed window

### En-suite:

Good size shower cubicle, wash hand basin, radiator, double glazed window, low level WC

### Bedroom 2:

12' 9" x 11' 9" (3.89m x 3.58m) Radiator, double glazed window, wardrobes

### Bedroom 3:

11' 11" x 11' 7" (3.63m x 3.53m) Radiator, double glazed window

### Bedroom 4:

14' 0" x 9' 4" (4.27m x 2.84m) Radiator, double glazed window

### Bathroom:

Bath, wash hand basin, walk in shower cubicle, radiator, double glazed window

### Garage and parking:

There is a double garage which has been part converted to form the wet room,...the garage has light and power, 2 up and over doors....there is 2 parking spaces to the front

### Rear garden:

Fully enclosed, mainly laid to lawn, good size patio area,

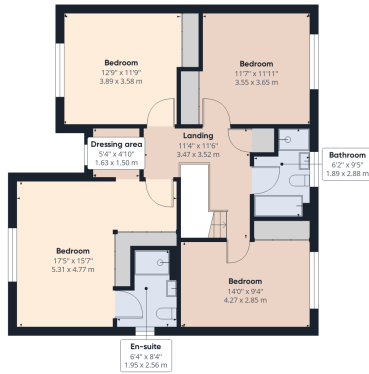




# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1677.38 ft<sup>2</sup>  
155.83 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.

GIRAFFE360

