

The Seven Acres, Weston Village, Weston-Super-Mare, Somerset.

BS24 7BU

£305,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Nestled in a a cul-de-sac, a detached house awaits in the heart of Weston Village's modern development.

Stepping through the front door, you're welcomed into a lounge adorned with natural light. A archway leads seamlessly to the dining room, creating an open and airy ambiance, perfect for hosting gatherings or quiet family dinners.

The kitchen, has a convenient utility room adjacent with a door to the integral garage. The double-glazed conservatory over looks the garden, It's a sanctuary bathed in sunlight, beckoning for moments of relaxation

Ascending the stairs, the house unveils its four bedrooms. The master bedroom boasts an en-suite shower room, ensuring convenience and indulgence, plus a family bathroom.

Outside, the allure continues with a South Westerly facing garden, basking in the sun's embrace throughout the day. It's a canvas for outdoor entertainment, whether it's hosting summer barbecues, or relaxing after work

Parking is a breeze with ample space available, complemented by the convenience of a single garage

FEATURES

- Detached house
- 4 Bedrooms
- Lounge & dining room
- Conservatory
- Garage and parking
- Utility room & cloakroom
- South Westerly garden
- Gas central heating
- Double glazing
- EPC-D



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor, door to the lounge

Lounge:

5.02m x 3.18m (16' 6" x 10' 5") Double glazed bay window, radiator, archway to dining room

Dining room:

2.71m x 2.34m (8' 11" x 7' 8") Radiator, door to the kitchen, double glazed doors to the conservatory

Conservatory

2.80m x 2.56m (9' 2" x 8' 5") Double glazed windows, doors to the garden

Kitchen:

2.86m x 2.81m (9' 5" x 9' 3") Sink unit, floor and wall units, built in oven and hob, radiator, double glazed window, door to the utility room

Utility room:

Space for fridge/freezer, plumbing for dishwasher, wall mounted boiler, doors to the garden

Cloakroom:

Low level WC, wash hand basin, double glazed window, radiator

First floor landing:

Bedroom 1:

4.09m x 3.12m (13' 5" x 10' 3") Radiator, double glazed window, door to the en-suite shower room

En-suite shower room:

Shower cubicle, wash hand basin, low level WC, radiator, double glazed window

Bedroom 2:

4.76m x 2.67m (15' 7" x 8' 9") Radiator, double glazed window

Bedroom 3:

3.34m x 2.00m (10' 11" x 6' 7") Radiator, double glazed window

Bedroom 4

2.83m x 2.09m (9' 3" x 6' 10") Radiator, double glazed window

Bathroom

Bath, wash hand basin, low level WC, radiator, double glazed window

Garden:

A South Westerly facing aspect, and mainly laid to lawn

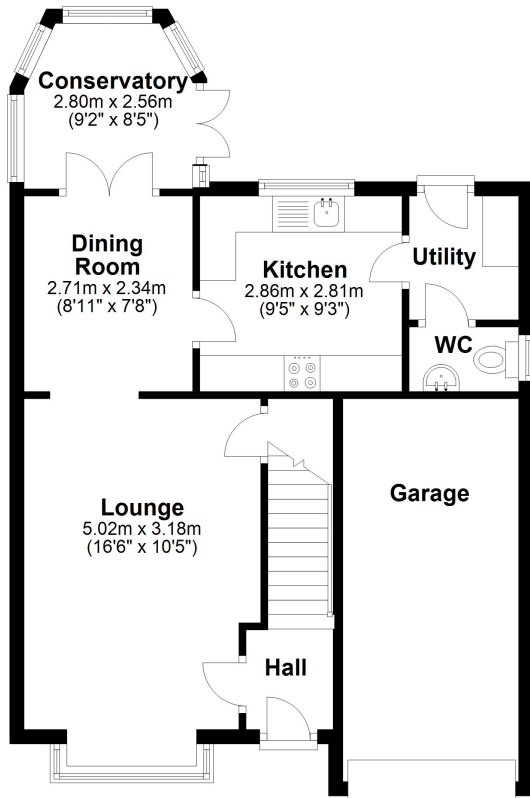
Garage & parking:

The driveway leads to the SINGLE GARAGE which has an up and over door, light and power

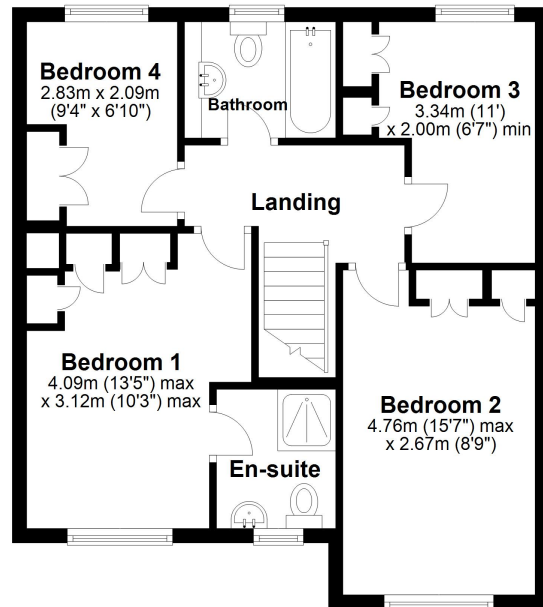


FLOORPLAN & EPC

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		82
EU Directive 2002/91/EC		