

Charlock Close, Weston-Super-Mare, Somerset. BS22 8EU

£280,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the sought-after neighborhood of Locking Castle, this charming semi-detached three-bedroom home sits peacefully in a delightful cul-de-sac on Charlock Close. Perfectly positioned for convenience and quiet, this property combines the best of suburban tranquility with easy access to local amenities and transportation links. Upon entering the home, you'll be welcomed into a spacious and inviting living room, an ideal space for relaxation or entertaining. The heart of the home is the open-plan kitchen and dining area, featuring ample storage and workspace. Adjacent to the dining area is a bright conservatory, creating a seamless transition between indoor and outdoor living and offering views of the well-maintained, good-sized garden — perfect for family gatherings or summer evenings. The upper floor houses three generously-sized bedrooms, each designed with comfort and practicality in mind. A well-appointed family bathroom completes this level, ensuring both style and functionality for busy mornings or winding down in the evenings. Adding to the home's appeal is a private garage and dedicated parking, enhancing convenience for homeowners and guests alike.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Great Sized Semi Detached House
- Three Bedrooms
- Garage & Parking
- Good Sized Conservatory
- Cul De Sac Location
- Close to Amenities
- EPC - D



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Stairs rising to first floor landing, radiator and door through to;

### Living Room

13' 10" x 10' 6" (4.22m x 3.20m) UPVC double glazed window to front aspect, radiator and storage cupboard, door through to;

### Kitchen/Dining Room

9' 1" x 13' 6" (2.77m x 4.11m) UPVC double glazed window to rear aspect, sliding patio doors onto conservatory, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for dishwasher, space for fridge freezer, integrated hob and oven, radiator.

### Conservatory

13' 2" x 7' 1" (4.01m x 2.16m) UPVC double glazed windows to multiple aspects, UPVC double glazed french doors opening to rear garden.

### Stairs Rising to First Floor Landing

### Bedroom One

12' 1" x 10' 4" (3.68m x 3.15m) UPVC double glazed window to front aspect, radiator and opening through to;

### En Suite

Fully enclosed shower with fitted shower attachment, vanity wash hand basin.

### Bedroom Two

16' 1" x 8' 1" (4.90m x 2.46m) UPVC double glazed windows with front and rear aspects, radiator.

### Bedroom Three

10' 7" x 7' 1" (3.23m x 2.16m) UPVC double glazed window to rear aspect, radiator.

### Bathroom

6' 1" x 6' 0" (1.85m x 1.83m) UPVC double glazed obscure window to rear aspect, low level WC, pedestal wash hand basin, bath with shower over

### Garden

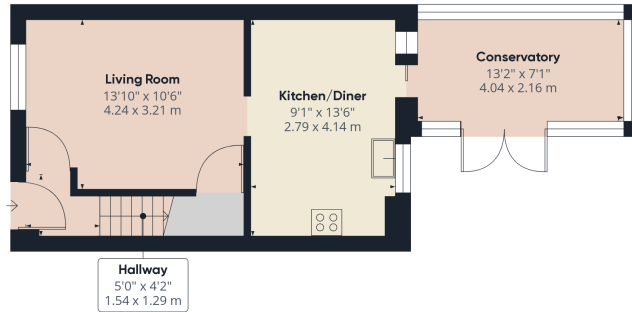
Fully enclosed rear garden mainly laid to lawn with patio and decking, access to front of property and door into garage

### Garage

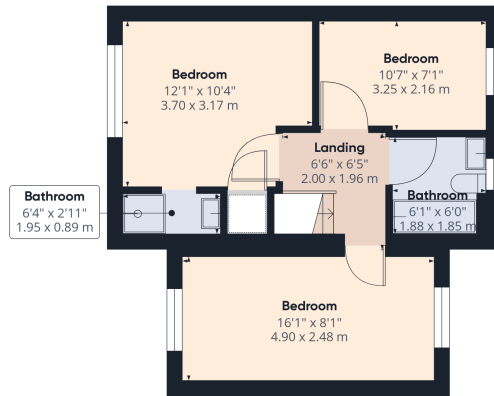
Up and over door and access to front



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
833.88 ft<sup>2</sup>  
77.47 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. Calculations are based on RICS IPMS 3C standard.

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