

Plum Tree Road, Weston-Super-Mare, Somerset. BS22 8NN

£325,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented detached family house offers 3 bedrooms, great size living room, kitchen diner with conservatory off, cloakroom, lovely rear garden and garage and parking. This property is approached via the front driveway and path to the front entrance hall which has the stairs to the first floor and also the cloakroom with a white suite of WC and wash basin. The living room is a great size to the front of the house and has a useful under-stairs storage cupboard. This follows through to the kitchen diner across the rear of the house and this has patio doors out to the rear conservatory. The kitchen itself offers a range of wall and base units with worktops over, induction hob with extractor hood over and eye level electric oven and microwave oven, integral dishwasher, washing machine and fridge freezer, inset ceramic sink/drainer and a handy breakfast bar area with space for stools. Upstairs there are 3 bedrooms with bed 1 benefiting from built in wardrobes to one wall and a family bathroom having a white suite of WC, wash basin and a bath with shower over and a glass screen. Outside to the front there is an area of artificial lawn with a pathway to the front entrance and planted border and the driveway which is suitable for 2 vehicles leading down to the single garage with an up and over door to the front, personal door to the rear and power and lighting. To the rear there is fairly private garden which is laid mostly to lawn with an area of artificial lawn for kids play area to one side, mature trees and a patio area for table and chairs

## FEATURES

- Detached Family Home
- Three bedrooms
- Conservatory off kitchen overlooking the garden
- Downstairs Cloak Room
- Lovely rear garden
- Garage & driveway parking for 2
- Council Tax - Band C
- EPC - C



## ROOM DESCRIPTIONS

### EntranceHall

Stairs to first floor

CLOAKROOM - white WC and wash basin, radiator, upvc window to front

### Living Room

15' 0" x 11' 9" (4.57m x 3.58m) Radiator; Upvc double glazed window to front; door to under stairs cupboard

### Kitchen Diner

14' 8" x 10' 2" (4.47m x 3.10m) Radiator; Upvc double glazed window to rear and patio doors to conservatory; range of wall and base units with worktops over, induction hob with extractor hood over and eye level electric oven and microwave oven, integral dishwasher, washing machine and fridge freezer, inset ceramic sink/drainage and a handy breakfast bar area with space for stools.

### Conservatory

8' 10" x 8' 0" (2.69m x 2.44m) Radiator; Upvc double glazed door to garden and kitchen and windows to all sides; power and lighting

### Bedroom 1

12' 4" x 8' 3" (3.76m x 2.51m) Radiator; Upvc double glazed window to rear; built in cupboards

### Bedroom 2

10' 11" x 8' 7" (3.33m x 2.62m) Radiator; Upvc double glazed window to front

### Bedroom 3

9' 0" x 6' 5" (2.74m x 1.96m) Radiator; Upvc double glazed window to rear

### Bathroom

6' 1" x 4' 11" (1.85m x 1.50m) Radiator; Upvc double glazed window to front; white suite of WC, wash basin and a bath with shower over and a glass screen.

### Outside

FRONT - Outside to the front there is an area of artificial lawn with a pathway to the front entrance and planted border and driveway to garage

REAR - Private rear garden is laid mostly to lawn with an area of artificial lawn for kids play area to one side, mature trees and a patio area for table and chairs

GARAGE - 16'4 x 8'4 - with an up and over door to the front, personal door to the rear and power and lighting; driveway suitable for 2 vehicles leading down to the single garage door to front.



# FLOORPLAN & EPC

