

Elborough Gardens, Elborough, Weston-Super-Mare, Somerset.  
BS24 8PL

£300,000 Freehold  
FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after location of Elborough Village, this beautifully presented three-bedroom mid-terrace home offers a perfect blend of style, comfort, and convenience. Tucked away in the desirable Elborough Gardens development, the property is ideal for families, first-time buyers, or anyone looking to enjoy village living with easy access to local amenities and transport links. As you step into the property, you're welcomed by a bright and inviting entrance hall that leads through to the spacious living room. With double doors opening out to the sunny rear garden, the living space is perfect for both relaxing and entertaining. Also on the ground floor is a modern downstairs cloakroom and a standout kitchen/diner, offering ample space for family meals or social gatherings. Upstairs, you'll find three well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining two bedrooms are served by a contemporary family bathroom. Externally, the property boasts a sunny, enclosed rear garden – perfect for outdoor dining or children's play. In addition, there's a garage located nearby along with dedicated parking, adding valuable convenience.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Mid Terrace House in Sought After Location
- Three Bedrooms - Main with En Suite
- Off Road Parking & Garage
- Lovely Rear Garden with Sheltered Dining Area
- Sought After Location of Elborough Village
- Good Size Kitchen/Dining Room
- Downstairs WC Cloakroom



## ROOM DESCRIPTIONS

### Entrance

Enter via main front door opening through to;

### Entrance Hall

Doors to living room, kitchen/diner and downstairs WC, radiator and stairs rising to first floor landing.

### Living Room

14' 0" x 16' 0" (4.27m x 4.88m) UPVC double glazed french doors to rear garden, UPVC double glazed windows to front aspect, radiator and space for living room furniture.

### Kitchen/Dining Room

13' 2" x 16' 4" (4.01m x 4.98m) This beautifully appointed kitchen features UPVC double glazed windows to both the front and rear aspects, allowing for an abundance of natural light throughout the day. A door leads conveniently to the rear garden, perfect for seamless indoor-outdoor living. The kitchen is well-equipped with a comprehensive range of wall and base units, complemented by a charming inset Belfast sink with elegant mixer taps. There is ample space for a Rangemaster-style cooker, along with designated areas and plumbing for a washing machine, fridge, and freezer. A stylish breakfast bar provides the ideal spot for casual dining or morning coffee, while the adjoining dining area offers space for more formal meals. Additional features include a practical storage cupboard and two radiators, ensuring the room remains warm and inviting year-round. This kitchen combines functionality and charm, making it a perfect space for both everyday living and entertaining.

### Downstairs WC

2' 10" x 4' 9" (0.86m x 1.45m) Low level WC, pedestal wash hand basin and radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

9' 2" x 9' 11" (2.79m x 3.02m) UPVC double glazed window to front aspect, radiator and built in wardrobe, door to;

### En Suite

4' 2" x 5' 4" (1.27m x 1.63m) Fully enclosed shower cubicle with shower attachment, low level WC, pedestal wash hand basin and radiator.

### Bedroom Two

14' 3" x 9' 2" (4.34m x 2.79m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

11' 8" x 6' 9" (3.56m x 2.06m) UPVC double glazed window to rear aspect, radiator

### Bathroom

9' 2" x 5' 11" (2.79m x 1.80m) UPVC double glazed obscure window to rear aspect, panelled bath with mixer taps over, low level WC and pedestal wash hand basin.

### Rear Garden

The fully enclosed garden is primarily laid to lawn and features a stylish composite decked area under cover, ideal for outdoor dining. There's also a charming patio section and a pathway leading to the rear gate, which provides access to the garage and parking area

### Garage & Parking

Secure garage with up and over door, the property also benefits from parking for more than one car.







FLOORPLAN & EPC

