74 Worlebury Hill Road, Weston-Super-Mare, Somerset. BS22 9TD

£499,999 Freehold

FOR SALE

HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

This stunning and spacious detached cottage is not only extremely well presented throughout but also offers 4 bedrooms, an en suite and a balcony with views to the master bedroom, 2 separate reception rooms and is set on a no-through road next to Worlebury golf club. The front storm porch leads through to a good sized entrance hall with a dining room to the left and the living room to the right, both rooms being spacious and light and the living room having an inset log burner with brick surround and a timber mantle. Across the rear of the property is the kitchen / breakfast room with a utility to one end with worktop and space for washing machine and a separate cloakroom with WC and basin. The kitchen offers a range of wall and base units with worktops over, halogen hob with extractor hood over and oven under, space for fridge freezer, inset one and a half bowl stainless steel sink/drainer with mixer tap over and french doors to the rear garden. Upstairs there are 4 bedrooms, all good sizes, and the family bathroom. The master bedroom benefits from a dressing room area with a wall of built in wardrobes and a door to the en suite with a white suite of WC, basin and corner shower. Also from Bedroom 1 is the lovely addition of a balcony for morning coffee which has great views across the golf course and beyond. The family bathroom is also stylishly presented with a white suite of WC, wash basin in an attractive timber unit, and slipper bath with shower tap attachment. Outside to the front the garden is laid to chippings with a stone pathway to the front door and to the side of the house the private garden is laid to part lawn and part patio for outdoor dining. There is also the addition of 2 timber garden sheds for storage. The driveway parking for 2 vehicles is to the other side elevation of this lovely cottage.

FEATURES

- Stunning detached cottage
- Four bedrooms, master with en-suite
- Extremely well presented throughout
- Separate living room and dining room
- Balcony off the main bedroom with views across golf course to the sea
- Kitchen / Breakfast room with utility room and cloakroom
- Next to Worlebury Golf Club
- Driveway parking to side
- EPC - D

ROOM DESCRIPTIONS

Living Room

14' 5" x 13' 6" (4.39m x 4.11m) Radiator; Upvc double glazed window to front and side; inset log burner with brick surround and wood mantle

Dining Room

13' 2" x 11' 5" (4.01m x 3.48m) Radiator; Upvc double glazed window to front; fire place and surround

Kitchen / Breakfast room

22' 1" x 8' 5" (6.73m x 2.57m) Radiator; Upvc double glazed window to rear and french doors to side; range of wall and base units with worktops over, halogen hob with extractor hood over and oven under, space for fridge freezer, inset one and a half bowl stainless steel sink/drainer with mixer tap over

Cloakroom

White suite of WC and basin

Utility

8' 2" x 5' 8" (2.49m x 1.73m) Radiator; Upvc double glazed window to side; worktop space with space for washing machine

Bedroom 1

13' 2" x 11' 3" (4.01m x 3.43m) Radiator; Upvc double glazed window to front; door to balcony; doorway to dressing room and en suite

Dressing Room Area

5' 5" x 8' 8" (1.65m x 2.64m) Upvc double glazed window to rear; 2 built in double wardrobes; door to en suite

En Suite to Bed 1

8' 5" x 5' 4" (2.57m x 1.63m) Towel Radiator;

Bedroom 2

12' 9" x 8' 6" (3.89m x 2.59m) Radiator; Upvc double glazed window to rear and side

Bedroom 3

13' 4" x 9' 3" (4.06m x 2.82m) Radiator; Upvc double glazed window to front and side

Bedroom 4

11' 0" max x 9' 7" max (3.35m x 2.92m) L-shaped room; Radiator; Upvc double glazed window to front

Family Bathroom

8' 6" x 7' 6" (2.59m x 2.29m) Towel Radiator; Upvc double glazed window to rear; white suite of WC, wash basin in an attractive timber unit, and slipper bath with shower tap attachment.

Outside

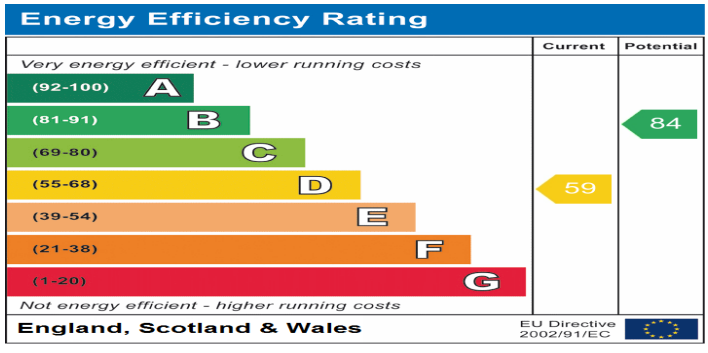
FRONT - garden is laid to chippings with a stone pathway to the front door and a storm porch

SIDE - private garden is laid to part lawn and part patio for outdoor dining. There is also the addition of 2 timber garden sheds for storage.

The driveway parking for 2 vehicles is to the other side elevation of this lovely cottage.

FLOORPLAN & EPC

Total area: approx. 137.8 sq. metres (1483.0 sq. feet)



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