

23a Marlborough Drive, Worle, Weston-Super-Mare,
Somerset. BS22 6DQ

£295,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This superb semi detached family home offers a stunning large open plan living room area with the kitchen to rear, 3 bedrooms with en suite to master, private rear garden and parking for 3. The property is approached via the driveway to the front leading into an entrance hall with a cloakroom of WC and wash basin. The living room area is a stunning and comforting mix of open plan with brick-tiled walls and oak wood flooring following to a lovely kitchen at the rear which offers a breakfast bar area, bi-fold windows and a door to the rear garden, a range of wall and base units with worktops over, 5-ring induction range-style cooker with extractor hood over, integral dishwasher, spaces for washing machine and fridge freezer, inset white sink/drainers with mixer over and 2 wine cooler fridges. From the living area there are stairs to the first floor which has 3 bedrooms with bedroom 1 having an en suite offering a white suite of WC with wash-basin and a bath. The fully tiled family bathroom also has a white suite of WC, wash basin and a large shower. Outside to the rear the garden has a central artificial lawn area and decking surrounds for alfresco dining, a chipping area for summer seating, and a fantastic bar with a fold up frontage and bar stool area. To the side of the house there is a large timber storage shed with doors each end for access.

FEATURES

- Superb semi detached house
- Three Bedrooms
- En suite and cloakroom
- Open plan living
- Driveway parking for 3 to front
- Bar area with seating to rear garden
- Well presented property throughout
- EPC - C
- Council Tax Band - C



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Cloakroom with white suite of WC and wash basin; radiator

Living Room / Kitchen

31' 0" x 15' 8" (9.45m x 4.78m) total length and width

Living Room area - brick tiled feature wall; oak flooring; Radiator; Upvc double glazed bay window to front; stairs to first floor

Kitchen Area - breakfast bar area, bi-fold windows and a door to the rear garden, a range of wall and base units with worktops over, 5-ring induction range-style cooker with extractor hood over, integral dishwasher, spaces for washing machine and fridge freezer, inset white sink/drainer with mixer over and 2 wine cooler fridges

Bedroom 1

15' 8" x 10' 1" (4.78m x 3.07m)
Radiator; 2 Upvc double glazed windows to rear; door to en suite

En Suite to Bed 1

5' 5" x 4' 7" (1.65m x 1.40m) Mirror with bluetooth and mood lighting; white suite of WC with wash-basin and a bath.

Bedroom 2

10' 7" x 8' 9" (3.23m x 2.67m) Radiator; Upvc double glazed window to front

Bedroom 3

13' 7" x 6' 6" (4.14m x 1.98m) Radiator; Upvc double glazed window to front

Bathroom

The fully tiled family bathroom has a white suite of WC, wash basin and a large shower.

Outside

FRONT - Driveway for 3 vehicles; door to timber shed leading to rear garden.

REAR - Outside to the rear the garden has a central artificial lawn area and decking surrounds for al fresco dining, a chipping area for summer seating, and a fantastic BAR with a fold up frontage and bar stool area. To the side of the house there is a large timber storage shed with doors each end for access.

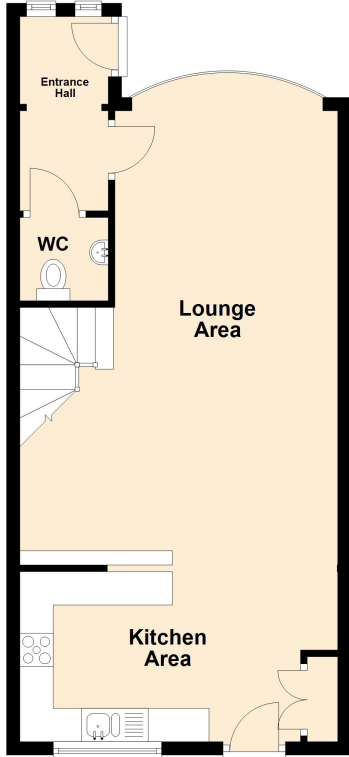
BAR - open fronted with fold up serving area; bar-stool area; power and lighting



FLOORPLAN & EPC

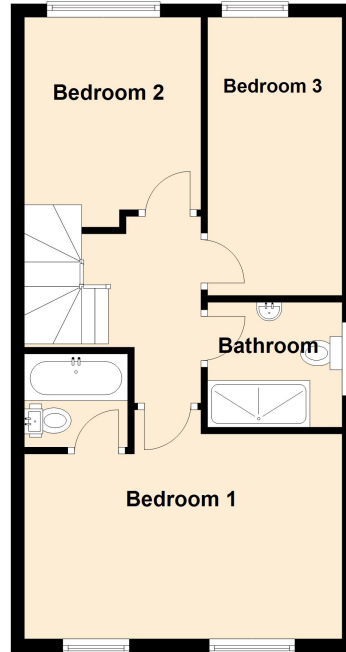
Ground Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 91.9 sq. metres (989.3 sq. feet)

