

Kelston Road, WorleWeston-Super-Mare, . BS22 7FD

£360,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to present this detached, four-bedroom family home presented in exemplary order throughout and located within a highly regarded development within Worle.

This wonderful family home in brief comprises; spacious entrance hall, WC, living room, dining room, snug, fully fitted kitchen and conservatory all to ground floor, creating an much improved and versatile living space for a growing family. To the first floor are four well proportioned bedrooms, main bedroom with a re-fitted en-suite shower room and a stylish family bathroom to service the others. Externally, the property benefits from a enclosed rear garden which provides a high level of privacy, driveway which provides off street parking for multiple vehicles.

The light, airy and spacious interior provides a wonderful balance of generous living space with the convenience of being in a strong Worle location, in close proximity to schools and local amenities.

With four-bedroom family homes in this condition and location truly in short supply, this is one property that is sure to create a generate a strong degree of interest. Please be quick to contact House Fox Estate Agents in order to arrange your appointment to view.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached Family Home
- Four Bedrooms
- Well Presented Throughout
- Desirable Worle Location
- En-Suite Facilities
- Enclosed Sunny Rear Garden
- EPC - C



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

14' 3" x 3' 8" (4.34m x 1.12m)

uPVC secure entry door to hallway, radiator, under-stairs storage cupboard, stairs rising to first floor accommodation.

WC

6' 8" x 2' 9" (2.03m x 0.84m)

Two piece modern suite, comprising: low level WC, wash-hand basin, radiator, obscure window to front aspect.

Living Room

14' 2" x 10' 7" (4.32m x 3.23m)

Generous reception room, feature fireplace with tiled inset, coved ceiling, uPVC window to front, recessed ceiling lights, radiator, archway to:

Dining Room

8' 10" x 9' 3" (2.69m x 2.82m)

Ample space to position dining room and chairs, coved ceiling, radiator, sliding patio doors to:

Kitchen

10' 1" x 16' 10" (3.07m x 5.13m)

Comprehensive matching range of modern fittings including inset stainless steel sink unit with mixer tap, granite effect roll edged work surfaces, range of high gloss white base and drawer units with matching wall cupboards, wine rack, integrated washing machine, dishwasher, fridge and freezer units, recessed ceiling lighting, diplomat range cooker, ceramic tiled flooring, uPVC double glazed door to rear, further door to:

Snug

15' 10" x 8' 0" (4.83m x 2.44m)

uPVC window to front aspect, wiring for four wall lights, radiator.

Conservatory

10' 11" x 9' 6" (3.33m x 2.90m)

uPVC double glazed construction with wooden flooring, double radiator, uPVC double glazed doors leading to garden.

First Floor

Landing

8' 8" x 6' 5" (2.64m x 1.96m)

Doors to all first floor accommodation, airing cupboard housing insulated cylinder with immersion heater, access to loft via secure hatch.

Bedroom One

15' 2" x 8' 0" (4.62m x 2.44m)

Generous main bedroom suite, uPVC double glazed window to front, coved ceiling, radiator, door to:

En-Suite

5' 3" x 7' 11" (1.60m x 2.41m)

Fitted three piece suite comprising: tiled shower enclosure with mains shower, low-level WC and vanity wash hand basin with storage cupboard below, fully tiled walls, wall mirror, uPVC double glazed window to rear aspect.

Bedroom Two

11' 8" x 10' 11" (3.56m x 3.33m)

Generous second bedroom, built-in double wardrobe with sliding doors and further wardrobe, uPVC glazed window to front, radiator.

Bedroom Three

8' 10" x 9' 4" (2.69m x 2.84m)

Built-in double wardrobe with mirrored sliding doors, coved ceiling, radiator, uPVC double glazed window.

Bedroom Four

8' 4" x 4' 8" (2.54m x 1.42m)

Currently used as dressing room with range of fitted wardrobes and cupboards, (owner will remove if required), radiator, double glazed window to front.

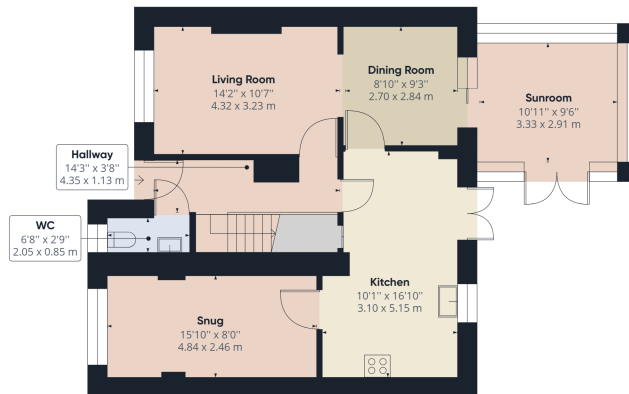
Family Bathroom

5' 6" x 8' 0" (1.68m x 2.44m)

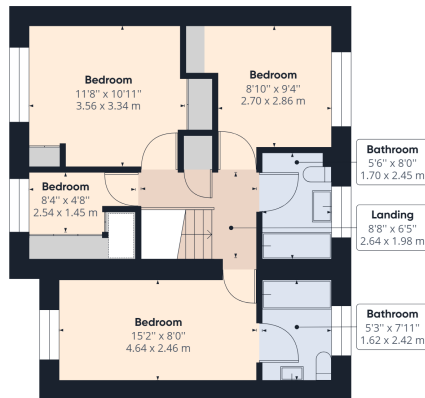
Three piece modern bathroom suite comprising: deep panelled bath tub with mains shower attachment over, folding screen, pedestal wash hand basin and low-level WC, fully tiled walls, stainless steel towel radiator, wall mirror, uPVC obscure double glazed window to rear aspect.



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



**HOUSE
FOX**
THE FAIRER FEES ESTATE AGENT

Approximate total area⁽¹⁾
1288.99 ft²
119.75 m²

(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.

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