

43 Leedham Road, Locking, Weston-Super-Mare, Somerset.  
BS24 7LP

£675,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Set over 3 floors the vast accommodation comprises to the ground floor; bright welcoming airy hallway to leading to a Large Lounge with feature bay window, utility room and a fabulous open plan kitchen dining and family room with bi fold doors opening onto the immaculately landscaped gardens

To the first floor there is a large family bathroom 3 good sized double bedrooms with en-suite to master and the gallieried landing leads to a further 2 double bedrooms and shower room to the 2nd floor.

Outside the property enjoys landscaped manicured gardens that boast well stocked borders and enjoy maximum sunshine throughout the day. There is ample parking on the driveway to the side of the house that leads to the larger than average garage that has an up and over door, power and light.

## FEATURES

- Detached House
- 5 Double Bedrooms
- Extended Accommodation & Excellent Decorations
- Open Plan Kitchen/Living Area
- South Facing Landscaped Gardens
- Larger Than Average Garage And Driveway
- Upgraded Kitchen Sept 2020
- Open Outlook to front
- EPC RATING B



## ROOM DESCRIPTIONS

Door to outside leads to:

### Hallway

Bright spacious and welcoming, doors to lounge, office, kitchen family room. Stairs to first floor.

### Living Room

3.89m x 5.99m (12' 9" x 19' 8") The adults quite space!! Centred around a feature fire place, double glazed window to front this is the room to relax in after the kids have gone to bed!

### Office/Play Room

3.68m x 3.62m (12' 1" x 11' 11") A useful 3rd Reception Room that could be an office, play room, ground floor bedroom. Double glazed bay window to front.

### Kitchen Dining Area

8.53m x 4.18m (28' 0" x 13' 9") A huge Kitchen Dining Area that goes on for miles! Bifold doors opening onto garden and a modern kitchen furnished with multiple floor and wall units, integrated appliances and modern style taps and sink. Double glazed window to rear, door through to Utility.

### Family Room

4.58m x 4.18m (15' 0" x 13' 9") Open aspect to the Kitchen area a wonder full entertaining space. Double glazed bay window to side.

### Utility Room

Plumbing for washing machine and further appliance, door to side.

### WC

White suite comprising WC, wash hand basin, double glazed window to side.

### First Floor Landing

A bright galleried landing with large two storey double glazed window to front. Doors to all principle rooms, stairs to 2nd floor.

### Bedroom 1

Large double bedroom with double glazed window to front and rear, ensuite with shower, wash hand basin and WC and double glazed window to side and built in wardrobes.

### Bedroom 2

3.69m x 3.99m (12' 1" x 13' 1") Large double bedroom with double glazed window to side and front, ensuite with shower, wash hand basin and WC and double glazed window to side and built in wardrobes.

### Bedroom 3

Large double bedroom with double glazed window to rear and side.

### Bathroom

White suite comprising; bath with shower over, wash hand basin, WC, double glazed window to side.

### 2nd Floor landing

Doors to bedrooms 4,5 and bathroom.

### Bedroom 4

3.96m x 3.12m (13' 0" x 10' 3") Large double bedroom with Double glazed window to front.

### Bedroom 5

6.61m x 3.27m (21' 8" x 10' 9") Large Double Bedroom with double glazed window to the side

### 2nd Floor Bathroom

White Suite with Bath and shower over, wash hand basin, WC.

### OUTSIDE

Driveway providing parking for 2/3 vehicles lead to a large garage with up and over door, power and light.

### GARDEN

Landscaped to provide a fantastic family garden laid to lawn with well stocked shrub borders enclosed with brick wall offering privacy. Pedestrian access to the large garage and side of property. The rear gardens enjoy maximum sunshine throughout the day.







# FLOORPLAN & EPC

