

Denning Court, Worle, Weston-Super-Mare, Somerset.  
BS22 7QU

£275,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS... Welcome to Denning Court – a charming location named in honour of Somerset cricket legend Peter Denning.

Situated within the sought-after Priory School catchment area and just a short stroll from local shops, this is an ideal setting for families.

Inside, the home offers a hallway, a living room with a bay window, a separate dining room with access to the kitchen, and a sun room perfect for relaxing afternoons. Upstairs features three bedrooms and a family bathroom. Additional highlights include gas central heating, double glazing, a generous and low-maintenance garden, a long driveway leading to the garage. A fantastic opportunity to own a well-located and comfortable family home – don't miss it!

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached house
- 3 bedrooms
- Lounge with bay window
- Separate dining room
- Sun room
- Good size easy to maintain garden
- Driveway to the garage
- Sought after location for Priory school
- EPC -tbc



## ROOM DESCRIPTIONS

### **Door to the hallway:**

### **Hallway:**

Cupboard, door to the living room

### **Living room:**

4.33m x 3.25m (14' 2" x 10' 8")  
Double glazed window to the side, double glazed bay window to the front, radiator, door to the dining room

### **Dining room:**

4.05m x 2.29m (13' 3" x 7' 6")  
Radiator, sliding double glazed door to the sun room, door to the kitchen

### **Kitchen:**

3.06m x 2.04m (10' 0" x 6' 8")  
Sink unit, floor and wall units, built in oven and hob, double glazed window, wall mounted boiler, door to the garden

### **Sun room:**

2.59m x 2.06m (8' 6" x 6' 9")  
Double glazed windows, double doors to the garden

### **Landing:**

Doors to the bedrooms and bathroom, double glazed window

### **Bedroom 1:**

3.07m x 2.42m (10' 1" x 7' 11")  
Double glazed window, radiator

### **Bedroom 2:**

3.23m x 2.57m (10' 7" x 8' 5")  
Double glazed window, radiator

### **Bedroom 3:**

2.23m x 1.79m (7' 4" x 5' 10")  
Double glazed window, radiator

### **Bathroom:**

Bath with shower over, WC, wash hand basin, double glazed window

### **Garage and parking:**

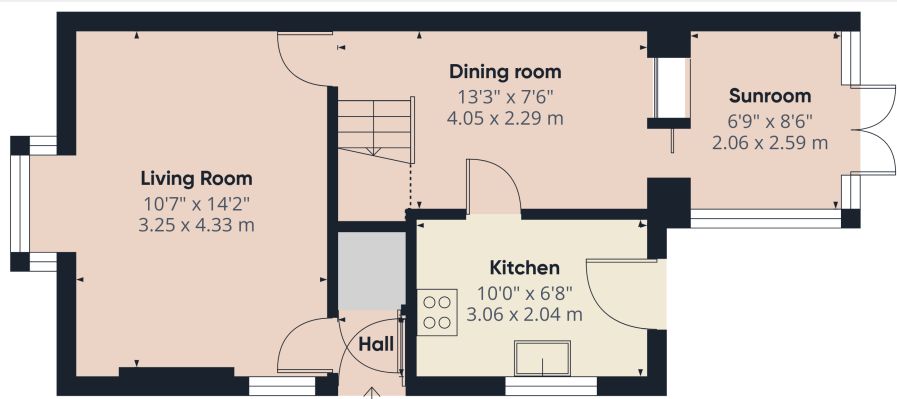
Driveway with parking for 3 vehicles, leading to the GARAGE which has a double glazed window, and door to the garden



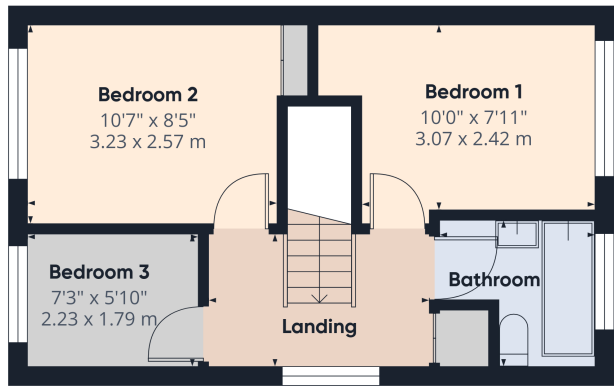




FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

732 ft<sup>2</sup>  
68 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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