

Cheshire Avenue, Locking, Weston-Super-Mare, Somerset. BS24 7JT

Offers in Excess of £338,000 Freehold

**FOR SALE**





## PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to present this outstanding three-bedroom family home, offering beautifully bright and spacious accommodation throughout, complemented by a delightful landscaped rear garden, private driveway & larger-than-average garage.

From the moment you step inside, the sense of space and light is immediately apparent. The welcoming entrance hall leads to a generously proportioned living room, a perfect space for relaxing or entertaining, with patio doors opening directly onto the rear patio.

The stylish kitchen/diner is fitted with a contemporary range of high-gloss wall & base units, providing excellent storage and workspace, along with ample room for a large dining table — creating an ideal setting for family meals or social gatherings. A useful combined utility room and downstairs cloakroom complete the ground floor.

Upstairs, the home continues to impress. The primary bedroom suite is a true retreat, with a luxurious en suite shower room. There is a second well-proportioned double bedroom, a third bedroom perfect for a child, guest, or home office & modern family bathroom.

The property is presented in superb show-home condition throughout and benefits from uPVC double glazing, gas central heating via a combi boiler, and an excellent energy efficiency rating — making it as practical as it is attractive.

Outside, the rear garden provides a wonderful private sanctuary, laid mainly to lawn with a generous patio area ideal for outdoor dining and summer entertaining.

To the front the driveway leads to a larger-than-average garage with an up-and-over door with power & light and personal door opening to the rear garden. In addition there is a further private allocated space to the front of the property.

Situated within the sought-after Locking Parklands development on the outskirts of Weston-super-Mare, this exceptional home offers the perfect balance between peaceful residential living and easy access to local amenities. The area enjoys a wealth of shopping, leisure, and educational facilities, making it ideal for families and professionals alike. For commuters, Junction 21 of the M5 provides swift links to Bristol, Taunton, and beyond. Weston-super-Mare's mainline railway station offers convenient access to destinations across the country, while Bristol International Airport is approximately a 30-minute drive away. A regular local bus service also connects to the town centre and surrounding areas.

This is a beautifully presented modern home offering comfort, convenience, and style — a perfect choice for those seeking contemporary family living in a desirable and well-connected location.

## FEATURES

- Modern House on Desirable Development
- Three Bedrooms - Main with En Suite
- Immaculate Order Throughout
- Must Be Seen Inside & Out
- Landscaped Rear Garden
- Large garage, Driveway & Allocated Space
- Quiet and popular Road
- Freehold
- Council Tax Band C
- EPC - B



## ROOM DESCRIPTIONS

### Ground Floor

#### Hall

Multi-lock composite front door opening to spacious hallway with stair rising to first floor, useful under-stairs cupboard. Light grey wood laminate flooring. Radiator.

#### Living Room

UPVC double glazed french doors opening onto rear garden, Dual aspect UPVC double glazed windows to front & side aspect, all windows & doors have fitted wooden Venetian blinds, two radiators.

#### Downstairs Cloakroom/Utility Room

Low level WC, pedestal wash hand basin, radiator, light grey wood laminate flooring. Potential space with plumbing access for appliances.

#### Kitchen/Diner

UPVC double glazed doors to rear garden, UPVC double glazed window to front aspect both with wooden Venetian blinds. Range of white gloss wall & base units with wood block effect work surface, inset white ceramic sink and drainer with mixer taps over, integrated Bosch induction hob with extractor fan over & Hotpoint double oven below. Stainless steel splash-back. Integrated fridge/freezer, washing machine & dishwasher. Ample space for a large dining table & chairs. Radiator. Spotlights,

### First Floor

#### Landing

Window to front aspect with fitted Roman blind, loft access, doors to all principle rooms.

#### Bedroom One

UPVC double glazed window to front & side aspects both with fixed white shutters, alcove for wardrobe, two radiators, door through to;

#### En Suite

Fully enclosed shower cubicle with mains operated shower, fitted low level WC, with concealed flush & wash hand basin, heated towel rail. Tiled floor & splash-backs. Obscure double glazed window.

#### Bedroom Two

UPVC double glazed window to front aspect with fixed white shutters, radiator.

#### Bedroom Three

UPVC double glazed window to rear aspect with wooden blinds, radiator.

#### Bathroom

UPVC double glazed obscure window to front aspect, three piece white suite comprising fitted low level WC, with concealed flush & wash hand basin, panel bath with mains shower over & glass side screen. Heated towel rail. Tiled floor & splash-backs

### Outside

A real feature of the sale is the fabulous landscaped rear garden laid mostly to lawn with stone chip surrounds. Large paved patio area to the immediate rear of the property making it perfect for gatherings. Door to garage. Further paved area beyond the garage & small garden shed. Outside light & garden tap.

#### Garage

Oversized tandem length garage with up & over door. Power & light.

Driveway parking to front plus further private allocated space to the front of the house.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.







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