

Law Grove, West Wick, Weston-Super-Mare, Somerset.

BS24 7FQ

£375,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well located modern detached house is a great size for the family offering large open plan living into dining into kitchen, 4 bedrooms, a great garden, parking and garage and set in a quiet cul de sac. The property is approached via a driveway/garden to the front leading to the entrance hall for the house which has stairs to the first floor, a useful coat cupboard, space under the stairs and a cloakroom with WC and wash basin. The living room is a great size with patio doors out to the rear garden and this room has been opened up into the dining area which in turn opens around into the large kitchen. To one end of the kitchen is a utility area with space for washing machine and dryer and a sink while the main kitchen offers a range of wall and base units with worktops over, electric hob with extractor hood over and eye level electric oven, spaces for dishwasher and a large fridge freezer, inset stainless steel sink/drainer and then a door out to the hallway. Upstairs there are 4 bedrooms with 2 rooms having built in wardrobe storage and bed 1 also benefitting from an en suite comprising a white suite of WC, wash basin and a shower. The family bathroom is also a white suite offering WC, wash basin and bath with shower over. Outside to the front there is a lawned garden area to one side and the other side has been laid to chippings for parking for 1. Further parking is to the rear in front of the single garage which has an up and over door to the front, power and lighting and has been split into 2 with a partition wall which could be removed in future if the entire garage is required. The rear garden is a great size for the house and is really private being laid mostly to lawn, fence surround and a large patio area for table and chairs. There is also a timber gate to the side and a useful rear door into the garage.

### FEATURES

- Detached Family Home
- Four bedrooms
- Large open plan Kitchen Diner Living
- Generous and private rear garden
- Garage to rear with parking
- Cloakroom and en suite
- Cul De Sac Location
- Popular West Wick area
- Council Tax - Band E
- EPC - C
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall

Stairs to the first floor  
Coat cupboard.  
Space under stairs (ideal for a dog bed area !)  
Cloakroom - WC and wash basin; upvc window to front

### Living Room

21' 2" x 10' 4" (6.45m x 3.15m) Radiator;  
Upvc double glazed window and patio doors to rear garden; open to dining area

### Kitchen Diner

21' 2" max x 18' 7" max (6.45m x 5.66m) L-shaped space; Radiator; Upvc double glazed window/s to rear and side; To one end of the kitchen is a utility area with space for washing machine and dryer and a sink while the main kitchen offers a range of wall and base units with worktops over, electric hob with extractor hood over and eye level electric oven, spaces for dishwasher and a large fridge freezer, inset stainless steel sink/drainer and then a door out to the hallway

### Bedroom 1

11' 2" x 9' 9" (3.40m x 2.97m) Radiator;  
Upvc double glazed window to front; built in wardrobes with mirror doors; door to en suite

### En Suite to Bed 1

Radiator; Upvc double glazed window to front; white suite of WC, wash basin and a shower.

### Bedroom 2

11' 11" x 10' 6" (3.63m x 3.20m) Radiator;  
Upvc double glazed window to front

### Bedroom 3

Radiator; Upvc double glazed window to side; built in wardrobe storage

### Bedroom 4

8' 10" x 7' 2" (2.69m x 2.18m) Radiator;  
Upvc double glazed window to side

### Family Bathroom

7' 3" x 5' 7" (2.21m x 1.70m) Radiator; Upvc double glazed window to; white suite offering WC, wash basin and bath with shower over.

### Outside

FRONT - lawned garden area to one side and the other side has been laid to chippings for parking for 1.

REAR - Further parking is to the rear in front of the single garage

GARAGE has an up and over door to the front, power and lighting and has been split into 2 with a partition wall which could be removed in future if the entire garage is required.

REAR GARDEN - The rear garden is a great size for the house and is really private being laid mostly to lawn, fence surround and a large patio area for table and chairs. There is also a timber gate to the side and a useful rear door into the garage.



# FLOORPLAN & EPC



Floor 0



Floor 1

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

1313.74 ft<sup>2</sup>  
122.05 m<sup>2</sup>

Reduced headroom

12.07 ft<sup>2</sup>  
1.12 m<sup>2</sup>

Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360

