

Dyer Street, Banwell, Somerset. BS29 6BY

Offers in Region of £375,000 Freehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....This well-presented detached family home is perfectly positioned opposite open land, offering an attractive outlook and a real sense of space. Designed with light and comfort in mind, the property benefits from a bright and airy feel throughout, making it an ideal home for both family life and entertaining.

On entering, a welcoming hallway sets the tone, giving access to the principal rooms on the ground floor. The lounge is generously sized, with views towards the open aspect to the front. A cloakroom provides convenience, while the stylish kitchen/diner to the rear is a real feature of the home. Thoughtfully designed with ample storage and workspace, it offers plenty of room for family dining, with a useful utility room adjoining. Double doors open directly onto the garden, seamlessly connecting indoor and outdoor living. Upstairs, there are four bedrooms, each filled with natural light. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

The rear garden is a particular highlight. Enjoying a superb South-Westerly aspect, it has been beautifully landscaped to create a private and welcoming outdoor retreat. With plenty of space for barbecues, gatherings, or simply unwinding in the sunshine, it is perfectly suited to modern family life. Further features include gas central heating, double glazing throughout, and a good-sized driveway leading to the garage, providing ample off-road parking. This is a wonderful opportunity to acquire a detached home that combines a sought-after setting, bright and well-planned interiors, and an exceptional garden – making it an excellent choice for those seeking comfort, convenience, and style.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached home
- Fantastic landscaped rear garden
- Good size driveway to the garage
- 4 bedrooms
- Kitchen/diner with double doors on to the garden
- Cloakroom and utility room
- Set opposite open land
- Family bathroom and en-suite shower room
- EPC-B



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, radiator

Cloakroom:

WC, wash hand basin, radiator

Lounge:

4.30m x 3.58m (14' 1" x 11' 9") Double glazed window with open outlook, radiator

Kitchen/diner:

5.72m x 3.35m (18' 9" x 11' 0") Sink unit, floor and wall units, built in oven and hob, integrated dishwasher, fridge/freezer. Double glazed window, radiator, double glazed double doors to the garden, door to the utility room

Utility room:

1.70m x 1.28m (5' 7" x 4' 2") Plumbing for washing machine, work surface, radiator

First floor landing:

Bedroom 1:

3.57m x 3.25m (11' 9" x 10' 8") Radiator, double glazed window with open outlook, door to the en-suite

En-suite shower room:

Shower cubicle, wash hand basin, radiator, WC

Bedroom 2:

3.47m x 2.80m (11' 5" x 9' 2") Radiator, double glazed window

Bedroom 3:

2.79m x 2.41m (9' 2" x 7' 11") Radiator, double glazed window

Bedroom 4:

2.34m x 2.21m (7' 8" x 7' 3") Radiator, double glazed window with an open outlook

Bathroom:

Bath with shower over, shower screen, WC, radiator, wash hand basin

Garage and parking

The driveway provides parking for 3 vehicles and leads to the GARAGE which has light and power, plus personal door to the garden

Landscaped rear garden

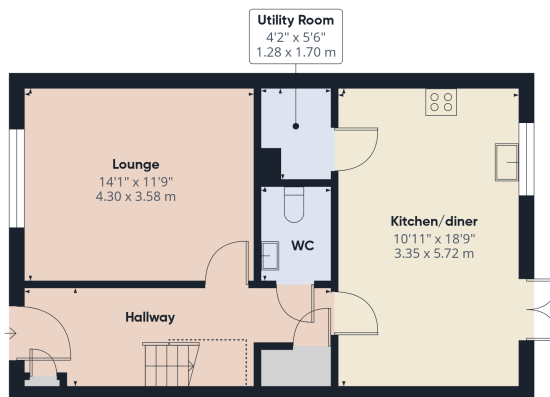
A beautiful garden which has a South Westerly facing aspect, is set over 2 levels, has patios areas. artificial grass areas, and a great place to relax or entertain

NOTE:

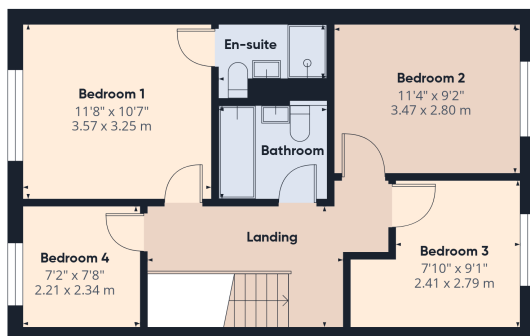
This property was built in 2022, so all appliances are around 3 years old, and you have 7 years left of the NHBC



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽²⁾

1054 ft²
97.9 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Calculations reference the RICS IPMS 1C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

