

Beaufort Close, Elborough Village, Hutton, Weston-Super-Mare,
Somerset. BS24 8PN

Offers in Region of £300,000

FOR SALE



www.housefox.co.uk



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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in the highly sought-after Elborough Village, this beautifully presented home is a perfect choice for families and is offered for sale with no onward chain.

The property boasts a thoughtfully designed layout, ensuring comfort and convenience for modern living. Upon entering, you are greeted by a hallway that leads to a handy cloakroom and a spacious living room, perfect for relaxing or entertaining. The heart of the home is undoubtedly the bright and airy kitchen/diner, featuring modern fittings and ample space for both cooking and dining. French doors open onto a beautifully maintained South-Westerly facing garden, offering a private and sun-filled outdoor retreat ideal for hosting gatherings, gardening, or simply unwinding. Upstairs, the property offers three bedrooms. The master bedroom is complemented by an en-suite shower room for added privacy and convenience, while the remaining two bedrooms share a well-appointed family bathroom, perfect for meeting the needs of a busy household. Additional highlights include gas central heating (boiler fitted in 2020), ensuring year-round comfort, and double glazing throughout, enhancing energy efficiency and tranquility.

Externally, the property benefits from a lovely enclosed garden with plenty of space for outdoor activities. There is also a garage providing secure storage or parking, as well as additional parking in front of the garage. Situated in a highly desirable village setting this home truly offers the best of both comfort and convenience. A viewing is highly recommended to appreciate everything this charming property has to offer.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached house
- Sought after location
- Very well presented
- 3 bedrooms
- Kitchen/diner with double doors on to the garden
- Bathroom, en-suite shower room and cloakroom
- Garage and parking
- No onward chain
- EPC-D



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Doors to the cloakroom and living room

Cloakroom:

WC, wash hand basin, radiator, double glazed window

Living room:

5.69m x 4.49m (18' 8" x 14' 9")
Double glazed window, radiator, stairs to the first floor, central electric fireplace

Kitchen/diner:

4.48m x 2.96m (14' 8" x 9' 9") Sink unit, a range of matching floor and wall units, plumbing for washing machine, double glazed window, understairs cupboard, double glazed double doors to the garden

First floor landing:

Cupboard housing the boiler (fitted in 2020) loft access

Bedroom 1:

3.69m x 2.55m (12' 1" x 8' 4")
Radiator, double glazed window, door to the en-suite

En-suite shower room:

Shower cubicle, wash hand basin, WC, heated towel rail

Bedroom 2:

2.74m x 2.43m (9' 0" x 8' 0")
Radiator, double glazed window

Bedroom 3:

2.62m x 1.85m (8' 7" x 6' 1")
Radiator, double glazed window

Bathroom:

Bath, wash hand basin, WC, double glazed window, radiator

Rear garden:

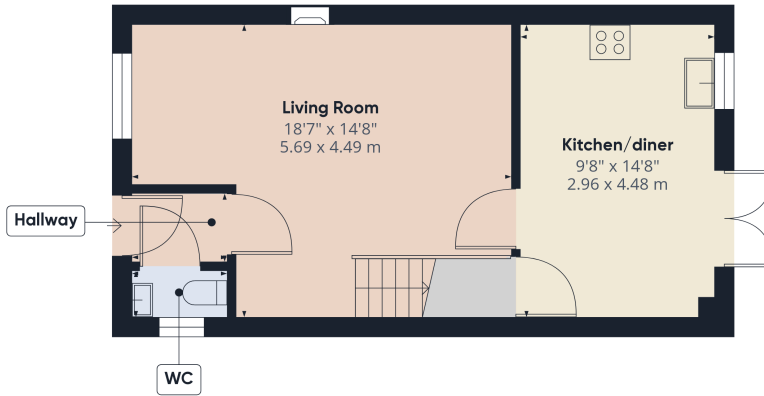
Good size patio area, area of lawn, side access, rear access to the garage area, plus a personal door into the garage

Garage and parking:

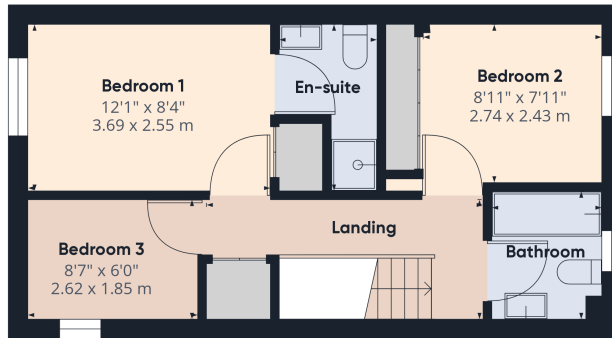
To the rear of the house, is a SINGLE GARAGE which you can park a vehicle in front of



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
794.9 ft²
73.85 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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