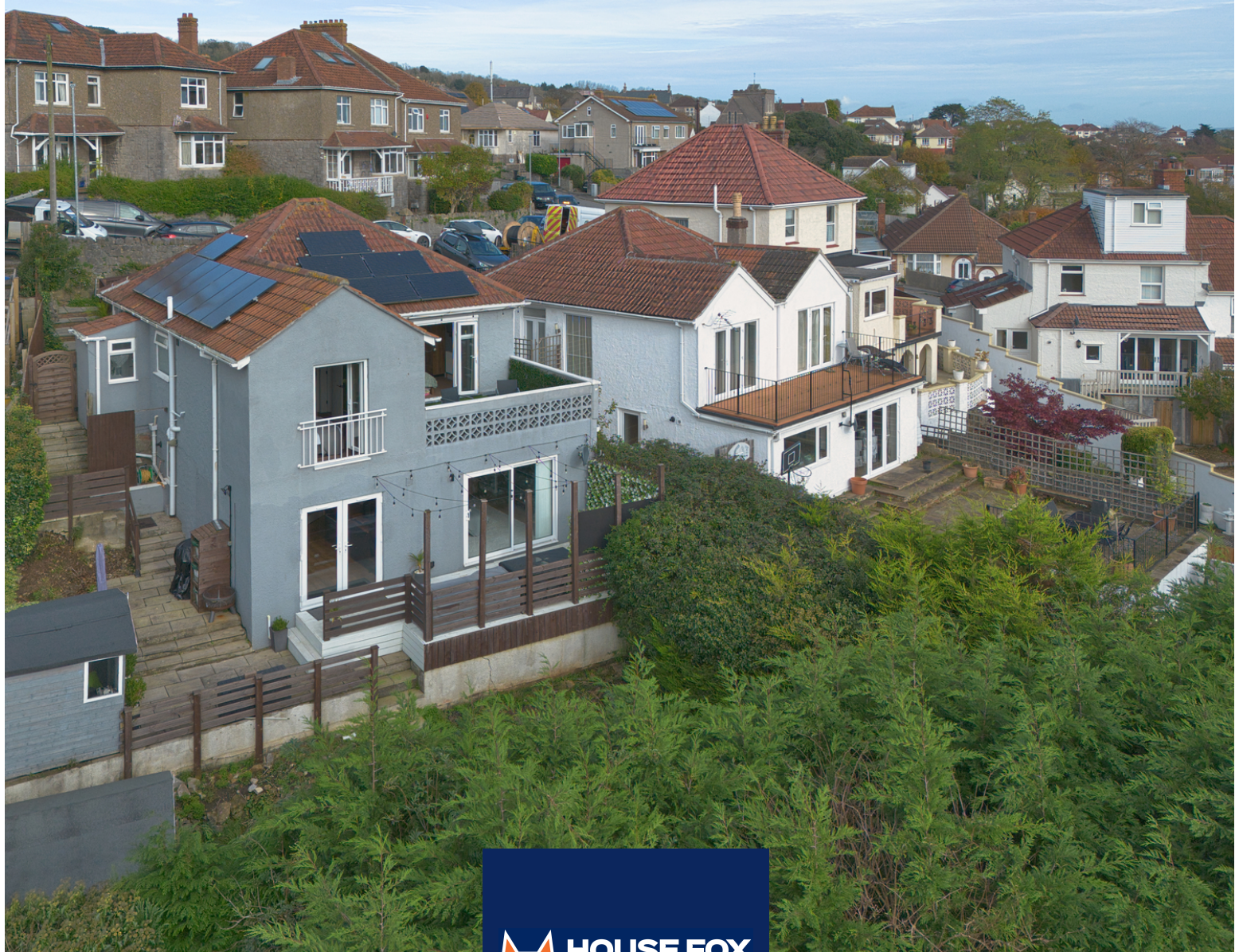


The Crescent, Milton, Weston-Super-Mare, Somerset. BS22 8DT  
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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Perched gracefully on Milton Hillside and taking full advantage of panoramic views, this detached home offers a unique blend of comfort and style that truly comes to life when experienced in person.

Although the exterior is inviting, the interior spaces are where this home truly shines, with an array of well-designed rooms and thoughtful details throughout. The property boasts four generously sized bedrooms, offering ample space for family living or guest accommodations. The heart of the home is a spacious lounge and dining area that creates a welcoming space for relaxation and entertaining alike. This area flows effortlessly through sliding doors onto the sun terrace, creating an ideal setup for indoor-outdoor living and allowing you to enjoy the surroundings from both inside and out. A bright and functional kitchen/breakfast room provides yet another access point to the sun terrace, inviting al fresco breakfasts or casual dinners under the open sky.

One of the unique highlights of the home is the enclosed, South-facing balcony accessible from bedroom two. With spectacular views and a private feel, it's a perfect morning retreat for a quiet coffee or a serene place to start your day. Completing this impressive home are two modern bathrooms, a dedicated utility area for convenience, and an enclosed garden that provides a tranquil outdoor haven. The expansive sun terrace and patio area offer an exceptional space for hosting afternoon BBQs, family gatherings, or simply unwinding in the fresh air. Thoughtfully designed to maximize both comfort and style, this property is an ideal setting for creating cherished memories with family and friends in a picturesque hillside location.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached home
- 4 bedrooms
- South facing balcony with views
- 23ft lounge/diner with sliding doors to the sun terrace
- Views over Weston towards The Mendips
- 16ft Kitchen/breakfast room with doors onto the sun terrace
- Bathroom & en-suite shower room
- Beautifully presented throughout
- EPC-D



## ROOM DESCRIPTIONS

### Main front door to the hallway:

### Hallway/landing:

Double glazed window, stairs to the lower ground level.

### Bedroom 1:

3.62m x 3.17m (11' 11" x 10' 5") Radiator, built in wardrobes, double glazed double doors with Juliet Balcony with views, door to the en-suite.

### En-suite shower room:

Walk in shower cubicle, feature wash hand basin, WC, White tiling, heated towel rail

### Bedroom 2:

3.66m x 3.52m (12' 0" x 11' 7") Radiator, double glazed double doors to the balcony

### Balcony:

4.52m x 3.62m (14' 10" x 11' 11") Fully enclosed, South facing aspect, a great place to start your day

### Bedroom 3:

3.52m x 3.10m (11' 7" x 10' 2") Radiator, double glazed window, built in wardrobes

### Bedroom 4:

4.06m x 2.15m (13' 4" x 7' 1") Radiator, double glazed window, built in wardrobes

### Bathroom:

Bath with shower over, shower screen, WC, wash hand basin, double glazed window, heated towel rail, tiled walls

### Lower ground level:

### Lounge/diner:

7.12m x 4.05m (23' 4" x 13' 3") Feature wall with inset electric fire, radiator, 2 recesses with lighting, sliding double glazed door to the sun terrace

### Kitchen/breakfast room:

5.02m x 3.12m (16' 6" x 10' 3") Sink unit, a range of matching floor and wall units, built in oven and hob, integrated dishwasher and microwave, spotlights, access to the utility area, double glazed double doors on to the sun terrace

### Utility area:

3.15m x 2.01m (10' 4" x 6' 7") Plumbing for washing machine, light, power, window, boiler

### Sun terrace:

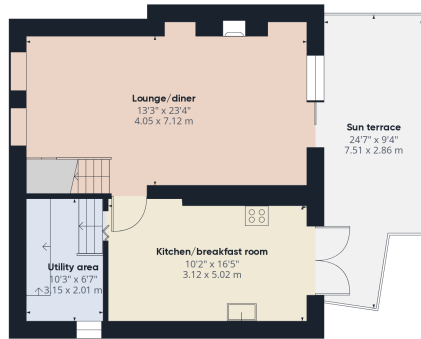
7.51m x 2.86m (24' 8" x 9' 5") A lovely place to entertain, having a South facing aspect, its a great place to relax and have a BBQ

### Gardens:

To the front, you have a pathway leading to the front door, plus side access, a grass area and mature hedgerow. To the rear you have a nice size patio area housing a shed, which has light power and internet connection, steps lead down to the grass area, which is enclosed by mature trees.



# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1236.13 ft<sup>2</sup>  
114.84 m<sup>2</sup>

Balconies and terraces  
379.43 ft<sup>2</sup>  
35.25 m<sup>2</sup>

(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.

GIRAFFE360

