

Scarf Drive, Locking Parklands, Weston-Super-Mare, Somerset.
BS24 7LT

£350,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this exceptional three-bedroom detached house which offers bright and spacious accommodation throughout, complemented by a pleasant rear garden, driveway, and garage.

The ground floor is well-balanced, featuring a large lounge with doors that open onto the patio, a convenient downstairs WC & utility room, and a kitchen/diner fitted with a range of contemporary high-gloss wall and base units. The kitchen also provides space for a dining table and has doors leading to the garden.

Upstairs, the property includes a sizeable primary suite with fitted wardrobes and a stylish en suite shower room, a modern family bathroom, a second double bedroom, and a third slightly smaller bedroom.

The property is presented in excellent order throughout & boasts an excellent energy efficiency rating, uPVC double glazing, and gas central heating via a combi boiler.

Externally, the rear garden offers a high level of privacy and has been laid largely to lawn with a patio, and access to the drive from the rear. The front of the property has been tastefully landscaped with wrought iron railings, and there is a driveway accommodating multiple vehicles along with a larger-than-average garage featuring an up-and-over door.

Locking Parklands is situated on the outskirts of Weston-super-Mare, enjoying all the amenities of a bustling seaside town, including ample shopping, leisure, and educational facilities nearby. For commuters, Junction 21 provides easy access to the M5, connecting to major towns and cities.

Additionally, there is a mainline train station offering fast and convenient travel to key destinations across the country. Bristol International Airport is approximately a 30-minute drive away, and a regular bus service ensures access to most areas within the town and surrounding districts.

FEATURES

- Detached House
- Excellent Order Throughout
- Three Bedrooms
- Cloakroom, En-suite & Family Bathroom
- Under 8 year old
- Solar Panels
- Freehold
- EPC - B
- Council Tax Band - D
- Quiet Established Area



ROOM DESCRIPTIONS

Ground Floor

Hall

Spacious hallway with stair rising to first floor & useful under-stairs cupboard.

Living Room

UPVC double glazed french doors opening onto rear garden, UPVC double glazed window to front aspect, two radiators.

Downstairs Cloakroom/Utility Room

Low level WC, pedestal wash hand basin, radiator, wall mounted Ideal gas combination boiler. Space & plumbing for washing machine.

Kitchen/Diner

UPVC double glazed french doors to rear garden, UPVC double glazed window to front aspect. Range of wall to base units inset one and a half bowl sink and drainer with mixer taps over, integrated AEG four ring gas hob and extractor fan over & AEG double oven below. Integrated fridge/freezer & dishwasher. Ample space for a large dining table & chairs. Radiator.

First Floor

Landing

Window to front aspect, loft access, doors to all principle rooms.

Bedroom One

UPVC double glazed window to front aspect, built in double wardrobe, radiator, door through to;

En Suite

Fully enclosed shower cubicle with fitted shower attachment, low level WC, pedestal wash hand basin, heated towel rail.

Bedroom Two

UPVC double glazed window to front aspect, radiator.

Bedroom Three

UPVC double glazed window to rear aspect, radiator.

Bathroom

UPVC double glazed obscure window to front aspect, three piece white suite comprising low level WC, pedestal wash hand basin, panel bath, heated towel rail.

Outside

Fully enclosed rear garden mainly laid to lawn, patio area making it perfect for gatherings. Gate allowing access to side. To the front wrought iron railings with a small landscaped area behind.

Garage

Oversized tandem length garage with up & over door. Power & light. Driveway parking for two vehicles to front.

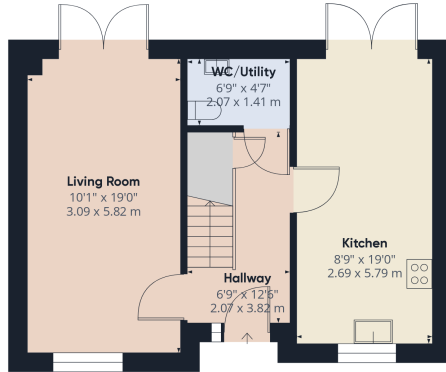
Agents Note

All approximate room measurements are shown on the attached floorplan.

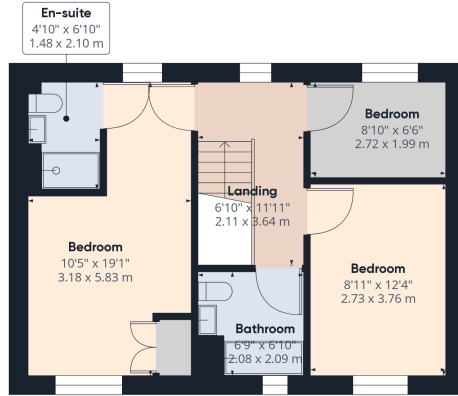
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or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



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
958.85 ft²
89.08 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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