

Milbury Gardens, Worlebury, Weston-Super-Mare, Somerset.  
BS22 9BT

£450,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in a peaceful cul-de-sac just off Milton Hill, this immaculate and generously sized detached home spans three floors and occupies a commanding elevated position on the desirable Milton/Worlebury hillside. Built in 2017 by the renowned Summerfield Homes, the property has been meticulously finished to an exceptional standard, showcasing some of the most breathtaking views Weston has to offer. These stunning vistas can be appreciated not only from the tiered rear garden but also from several rooms within the house, creating a wonderful sense of connection with the surrounding landscape. The location of Milbury Gardens is truly superb. Just a short stroll away are Worlebury Golf Club, Worlebury Primary School, and the beautiful Weston Woods, making it an ideal spot for families and nature lovers alike. For everyday conveniences, a variety of shops, restaurants, and pubs are easily accessible by car, while two nearby train stations offer direct routes across the South West and to London. Additionally, a frequent local bus service ensures excellent connectivity. Inside, the home's layout is thoughtfully designed to balance practicality and flexibility. The ground floor includes a handy utility room, a cloakroom/WC, and an integral garage, catering to the needs of modern family life. Moving up to the first floor, you'll find a contemporary kitchen and dining area perfect for both casual meals and entertaining guests, alongside a spacious living room that provides a comfortable place to unwind, plus an additional WC. The top floor is dedicated to rest and relaxation, featuring three well-sized double bedrooms. The master bedroom benefits from its own en-suite shower room, while a sleek family bathroom serves the remaining bedrooms. This exceptional property offers a unique blend of stylish living, stunning scenery, and a sought-after location, making it a rare find on the Milton/Worlebury hillside.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Detached House
- Three Bedrooms - Main with En Suite
- Integral Garage
- Breathtaking Views
- UPVC Double Glazing & Gas Central Heating
- Kitchen/Diner Leading onto Rear Garden
- Quiet Cul De Sac Location
- EPC - B
- Council Tax Band - E



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed through a composite front door with obscured double-glazed panels. Featuring wood-effect laminate flooring, a radiator, and a wall-mounted thermostat. Stairs lead to the first-floor landing, with storage space beneath and an additional cupboard. Doors open to the Utility Room and the Integral Garage.

### Utility Room

5' 10" x 8' 1" (1.78m x 2.46m) Equipped with a coordinated selection of white gloss 'Magnet' cupboards and drawers, complemented by worktops and white tiled splashbacks. Includes an inset single-bowl stainless steel sink with drainer and mixer tap. Provision for a washing machine and tumble dryer with plumbing in place. The wall-mounted 'Ideal' gas boiler provides heating and hot water for the property. Features a uPVC double-glazed front-facing window, radiator, and wood-effect laminate flooring.

### Downstairs WC

5' 10" x 3' 2" (1.78m x 0.97m) Includes a close-coupled WC and a wall-hung wash basin with mixer tap, complemented by a glass splashback and an overhead mirror. Finished with a radiator, extractor fan, and wood-effect laminate flooring.

### Integral Garage

9' 0" x 18' 5" (2.74m x 5.61m) Power and lighting with up and over door to front aspect opening to driveway.

### Stairs to First Floor Landing

### Kitchen/Diner

20' 8" x 9' 6" (6.30m x 2.90m) An impressive kitchen and dining area designed for entertaining family and friends in style. Featuring an extensive selection of premium Magnet white fusion floor and wall units with soft-close doors, complemented by Negro Tebas Quartz worktops, matching upstands, and crisp white tiled splashbacks. The undermounted Blanco sink is paired with a sleek Vado Eli Mano single-lever mixer tap. High-end SMEG appliances are seamlessly integrated, including a 50/50 fridge-freezer and dishwasher, alongside a built-in, wall-mounted stainless steel double electric oven with an 'A' energy rating. A four-zone ceramic hob sits beneath a stainless steel extractor canopy. Additional highlights include a uPVC double-glazed rear window, radiator, wood-effect laminate flooring, and uPVC double French doors opening onto the rear garden.

### Living Room

20' 6" x 11' 10" (6.25m x 3.61m) A light-filled lounge enjoying a westerly aspect, enhanced by a uPVC double-glazed window and French doors opening onto a charming Juliet balcony. Features include a radiator along with television and telephone connection points.

### Wc (First Floor)

6' 6" x 3' 6" (1.98m x 1.07m) Fitted with a low-level WC and a wall-mounted wash basin complete with mixer tap, glass splashback, and a mirror above. A uPVC obscured double-glazed side window provides natural light, while a radiator and extractor fan add comfort and ventilation. Finished with wood-effect laminate flooring for a modern touch.

### Stairs Rising to First Floor Landing

### Bedroom One

11' 4" x 12' 6" (3.45m x 3.81m) uPVC double-glazed French doors open to a Juliet balcony, while a built-in wardrobe with sliding mirrored doors offers ample storage. Additional features include a radiator, television and telephone points, and access to the en-suite.

### En Suite

5' 11" x 5' 5" (1.80m x 1.65m) Modern white suite featuring a stylish grey, fully tiled double shower enclosure with sliding door, fitted with a black gloss Triton electric shower. Includes an Ideal Standard Playa range wash basin with chrome mixer tap and a matching low-level WC. A metallic-finish Kermi heated towel rail adds a touch of luxury, complemented by ceramic floor tiling. Additional features include an extractor fan and a uPVC obscured double-glazed front window.

### Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m) Rear-facing uPVC double-glazed window, built-in wardrobe with mirrored sliding doors, and a radiator.

### Bedroom Three

8' 10" x 9' 5" (2.69m x 2.87m) UPVC double glazed window to rear garden aspect, radiator.

### Bathroom

8' 1" x 6' 0" (2.46m x 1.83m) Accessible from the landing, this bathroom features an obscured double-glazed side window, a bath with an overhead shower, a low-level WC, and a wash hand basin.

### Rear Garden

Accessible either through a side gate or directly from the kitchen/dining area, this charming multi-level garden offers exceptional privacy, backing onto peaceful woodland and basking in sunlight throughout the day. The lower level features a paved patio with a shed conveniently positioned to the side. Wooden steps lead up to a second patio, ideal for entertaining guests. At the top tier, you'll find breathtaking panoramic views over Weston-super-Mare an idyllic spot to relax and watch the sunset on warm summer evenings.







## FLOORPLAN & EPC

