

39 Elmsleigh Road, Weston-Super-Mare, Somerset. BS23 4JW

£560,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This superb and hugely spacious semi detached family home is set on one of Weston prestigious roads and offers 4 double bedrooms with a 5th available, 4 large reception rooms, a well maintained rear garden and driveway parking to the front. The property is approached via the front driveway which leads to the side of the house and to an entrance porch. The large entrance hall then has doors to most downstairs rooms, the stairs to the first floor and an under-stairs cupboard. There are 4 rather generous reception rooms to the ground floor with the main living room to the front with bay windows overlooking the front and an equally large room to the rear with bay windows overlooking the rear garden. The dining room has an open doorway through to an extended kitchen which offers a range of wall and base units with worktops over, gas range style cooker with extractor hood over, integral dishwasher, fridge freezer, inset composite sink/drainers and a door to the rear garden. From the kitchen there is a utility room which has space for the washing machine and dryer and also a shower. A further door leads to a WC and wash basin. Upstairs there are 4 main bedrooms with bedroom 1 having a bay window to the front, bedroom 3 having double doors out to a small balcony area and bedroom 4 having cupboard storage leading to a further 5th bedroom or dressing room or study. The family bathroom offers a white suite of WC, wash basin and a P-shaped bath with shower over and a glass screen. To the front of the house there is a lawn garden area and also block paved parking for at least 2 vehicles. A side gate leads to the well maintained rear garden which is laid mainly to lawn and patio areas, a timber summer house, a garden store room and garden lighting.

FEATURES

- Large Semi detached family home
- Four or Five bedrooms
- Four large reception rooms
- Two bathrooms - 1 up and 1 down
- Off street parking to front for 2
- Lovely rear garden
- Exclusive road in Weston
- Council Tax Band - F
- EPC - TBA
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Porch

5' 9" x 4' 11" (1.75m x 1.50m) Doors to main entrance hall

Entrance Hall

Stairs to first floor; under stair cupboard

Living Room

12' 6" x 17' 4" into bay (3.81m x 5.28m) Radiator; Upvc double glazed bay window to front

Reception 2

18' 4" into bay x 14' 2" (5.59m x 4.32m) Radiator; Upvc double glazed bay window to rear

Reception 3 / Dining Room

13' 3" x 10' 8" (4.04m x 3.25m) Radiator; Upvc double glazed window to rear; doorway to kitchen

Reception 4

11' 8" x 10' 5" (3.56m x 3.17m) Radiator; Upvc double glazed window to front (currently serving as home office)

Kitchen

17' 8" max length x 9' 5" max (5.38m x 2.87m) Radiator; 2 Upvc double glazed window to side; range of wall and base units with worktops over, gas range style cooker with extractor hood over, integral dishwasher, fridge freezer, inset composite sink/drainer and a door to the rear garden.

Main Kitchen area is c. 9'9 x 9'5

Utility / Shower Room / WC

Space for the washing machine and dryer and also a shower. A further door leads to a WC and wash basin.

Utility area 6'6 x 6'3

Separate WC has window to side.

Bedroom 1

17' 3" into bay x 12' 7" (5.26m x 3.84m) Radiator; Upvc double glazed bay window to front

Bedroom 2

14' 2" x 12' 6" (4.32m x 3.81m) Radiator; Upvc double glazed window to rear

Bedroom 3

12' 0" x 10' 7" (3.66m x 3.23m) Radiator; Upvc double glazed double doors to small balcony area

Bedroom 4

13' 0" x 8' 9" (3.96m x 2.67m) Radiator; Upvc double glazed window to rear; built in cupboard; door way to further room

Bedroom 5/dressing room

10' 0" x 9' 8" (3.05m x 2.95m) Radiator; Upvc double glazed window to side (this room does not have its own separate entrance)

Outside

FRONT - To the front of the house there is a lawn garden area and also block paved parking for at least 2 vehicles. A side gate leads to the well maintained rear garden

REAR - laid mainly to lawn and patio areas, a timber summer house, a garden store room and garden lighting.

PLEASE NOTE - These particulars, whilst believe 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	