

Greenacre, Worlebury, Weston-Super-Mare, Somerset. BS22 9SL

£525,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to this stunning four/five-bedroom detached cottage located on the sought-after Greenacre in Worlebury. Bursting with character and seamlessly blending period features with modern touches, this home offers a unique and charming space for comfortable living. As you enter the property, a spacious entrance hall with exposed stone walls sets the tone for the cottage's warmth and style. To the side, a convenient utility area adds practical storage and space for appliances. The main hall provides access to the downstairs rooms, including a versatile fifth room that could be used as an additional bedroom or office, depending on your needs. The main living space downstairs includes a cozy living room featuring a two-way log burner that also opens into the adjoining playroom, creating a warm and inviting atmosphere across both spaces. Additionally, the ground floor offers a generous kitchen/diner, perfect for family meals and entertaining, as well as a separate WC for added convenience. Moving upstairs, you'll find four spacious bedrooms filled with natural light, ideal for a growing family or accommodating guests. Two bathrooms, thoughtfully positioned, add to the ease and comfort of daily living. Outside, the property boasts a great-sized garden, providing ample space for outdoor activities and relaxation. There is shared rear access with the neighbouring property

FEATURES

- No Onward Chain
- 360 VIRTUAL TOUR AVAILABLE
- Beautiful Detached Cottage
- Four/Five Bedrooms
- Filled with Character
- Fantastic Location
- Off Road Parking
- Modernized Throughout with Great Period Features



ROOM DESCRIPTIONS

Enrance

Main front door opening into entrance hall with door off to;

Utility Room

5' 3" x 8' 1" (1.60m x 2.46m) UPVC double glazed obscure window to side, radiator.

Main Entrance Inner Hallway

Doors to downstairs rooms, exposed stone walling, windows to side aspect, stairs to first floor landing , radiator.

Living Room/Play Room

25' 9" x 11' 3" (7.85m x 3.43m) UPVC double glazed windows and door to rear garden, two radiators and two way wood burner.

Kitchen/Diner

14' 11" x 17' 0" (4.55m x 5.18m) UPVC double glazed window to front aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated dish washer, space for cooker, great sized centre island perfect for dining, door through to;

Inner Hallway

Door out to rear aspect

Downstairs WC

UPVC double glazed obscure window to rear aspect, low level WC, wash hand basin, heated towel rail.

Dining Room

10' 6" x 8' 1" (3.20m x 2.46m) UPVC double glazed windows with multi aspect, radiator.

Play Room/Bedroom

9' 6" x 8' 2" (2.90m x 2.49m) UPVC double glazed window to rear, built in storage cupboard and radiator.

Stairs Rising to First Floor Landing

Bedroom

9' 7" x 9' 4" (2.92m x 2.84m) UPVC double glazed window to front, radiator.

Bedroom

14' 10" x 10' 2" (4.52m x 3.10m) UPVC double glazed window to front aspect, radiator.

Bedroom

14' 11" x 10' 8" (4.55m x 3.25m) UPVC double glazed window to front aspect, radiator.

Bathroom

8' 9" x 6' 0" (2.67m x 1.83m) UPVC double glazed obscure window to side aspect, low level WV, vanity wash hand basin, paneled bath with mixer taps over, corner shower with fitted shower attachment, heated towel rail.

Shower Room

7' 4" x 5' 6" (2.24m x 1.68m) Vaulted ceiling with window, low level WC, vanity wash hand basin, great sized shower with waterfall shower.

Bedroom

11' 3" x 8' 1" (3.43m x 2.46m) UPVC double glazed window to rear aspect, radiator.

Garden

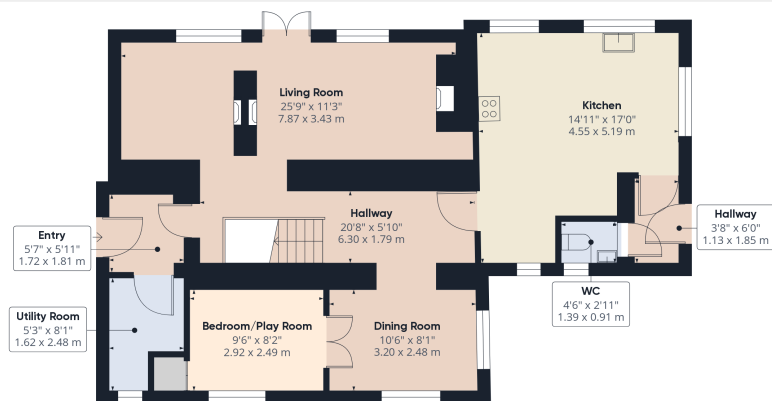
Fully enclosed front garden that is mainly laid to lawn with patio area.

Parking

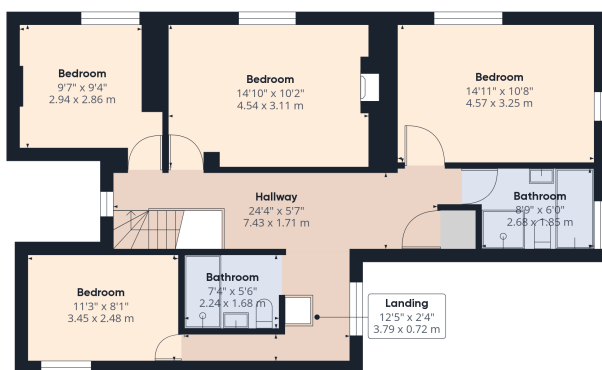
Parking to front and rear aspects



FLOORPLAN & EPC



Floor 0



Floor 1



**HOUSE
FOX**
THE FAIRER FEES ESTATE AGENT

Approximate total area^(a)

1636.11 ft²
152 m²

Reduced headroom

2.89 ft²
0.27 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

