

The Cornfields, Wick St Lawrence , Weston-Super-Mare,  
Somerset. BS22 9DZ

Offers in Excess of £500,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in the highly sought-after Wick St Lawrence area, at the end of a peaceful cul-de-sac, is this exceptional executive detached home.

Designed with family living and entertaining in mind, this residence boasts a cosy lounge and a magnificent 33ft kitchen/family dining area that truly serves as the heart of the home, offering direct access to the garden. The property features four spacious bedrooms, a family bathroom, an en-suite shower room, and a convenient cloakroom. Off the kitchen, there's a practical utility area. The home is equipped with double glazing and gas central heating throughout. The outdoor space is equally impressive, with a fantastic 50ft x 40ft garden.

Additionally, the original double garage has been transformed into an outdoor games room/bar, providing the perfect venue for entertaining, watching sports, and relaxing. This home perfectly balances comfort, functionality, and entertainment, making it an ideal family haven.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached executive home
- Lovely size garden
- 4 bedrooms
- 33ft kitchen/family/dining area with utility area off
- Superb converted double garage to a games room/bar
- Cul-de-sac location
- Parking for 3 vehicles
- Bathroom, cloakroom & En-suite shower room
- EPC-C



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Stairs to the first floor

### **Cloakroom:**

WC, wash hand basin, radiator, double glazed window

### **Lounge:**

3.89m x 3.63m (12' 9" x 11' 11") Radiator, double glazed window

### **Kitchen/family/dining area:**

10.13m x 3.27m (33' 3" x 10' 9") Sink unit, floor and wall units, built in dishwasher, extractor hood, spotlights, two double glazed windows, sliding door to the garden. open plan to the utility area

### **Utility area:**

3.07m x 2.79m (10' 1" x 9' 2") Floor units, space for tumble dryer, plumbing for washing machine, 2 double glazed window, sink unit, spotlights, door to the side

### **First floor landing**

Cupboard, loft access

### **Bedroom 1:**

4.06m x 2.76m (13' 4" x 9' 1") Radiator, double glazed window, wardrobe, opening to dressing area

### **Dressing area:**

A range of built in wardrobes, double glazed window

### **En-suite shower room:**

Shower cubicle, wash hand basin, radiator, double glazed window, WC

### **Bedroom 2:**

3.62m x 3.47m (11' 11" x 11' 5") Radiator, double glazed window

### **Bedroom 3:**

2.87m x 2.84m (9' 5" x 9' 4") Radiator, double glazed window

### **Bedroom 4:**

2.84m x 2.35m (9' 4" x 7' 9") Radiator, double glazed window

### **Bathroom:**

Jacuzzi Bath, feature wash hand basin, WC, double glazed window, radiator

### **Outside games room/bar**

4.80m x 4.24m (15' 9" x 13' 11") This was originally the double garage, now converted in to the games room/bar. Spotlights, bar, door to the outside

### **Parking:**

There is parking for 3 vehicles to the front of the house.

### **Garden:**

Who loves to sunbathe and entertain?.....Then this is the garden for you, a lovely patio area, great size lawn area, side access to the games room and to the front of the house. The garden is approximately 50ft x 40ft



# FLOORPLAN & EPC

