

Clover Road, Wick St Lawrence, Weston-Super-Mare,  
Somerset. BS22 9BY

£450,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ...This detached family home is set in a quiet cul de sac location and offers 4 or even 5 bedrooms, 2 (or 3) receptions, integral garage and a lovely kitchen. The property is approached via the driveway parking to the front which leads to a storm porch area and the main entrance hall has the stairs to the first floor and a cloakroom with WC and wash basin. The living room is the left side and is a good size and follows through to the dining room to the rear which in turn follows through to the kitchen. The kitchen offers a range of wall and base units with worktops over, range style cooker with extractor hood over, spaces for dishwasher and large fridge freezer, inset black composite sink/drainage, a rear door to the garden and also a door into the integral single garage which has the washing machine and a dryer and an up and over door to the front driveway. Also to the ground floor is another reception room which can be (and currently is) used as a bedroom but could also be a study/kids room. Upstairs there are 4 further bedrooms with bedroom 1 benefitting from not only built in wardrobe storage but also an en suite with a white suite of WC, wash basin and a large shower. The family bathroom is also a white suite of WC, wash basin and a P-shaped bath with shower over. Outside to the rear is good sized garden which has a large patio area for table and chairs and a lawn with timber garden shed.

## FEATURES

- Detached Family Home
- Four / Five bedroom
- Two (or three) receptions
- Cloakroom and en suite
- Integral garage with driveway parking
- Cul de Sac Location
- Utility area in garage
- EPC - TBA
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



## ROOM DESCRIPTIONS

### Entrance Hall

Stairs to first floor  
Cloakroom with WC and wash basin

### Living Room

17' 1" x 11' 8" (5.21m x 3.56m) Radiator;  
Upvc double glazed bay window to front

### Dining Room

11' 2" x 9' 9" (3.40m x 2.97m) Radiator;  
Upvc double glazed window to rear

### Kitchen

22' 7" x 9' 9" (6.88m x 2.97m) Radiator;  
Upvc double glazed window and door/s to rear and to garage; range of wall and base units with worktops over, range style cooker with extractor hood over, spaces for dishwasher and large fridge freezer, inset black composite sink/drain

### Study / Bedroom 5

11' 7" x 7' 7" (3.53m x 2.31m) Radiator;  
Upvc double glazed window to front

### Bedroom 1

13' 11" x 10' 8" (4.24m x 3.25m) Radiator;  
Upvc double glazed window to front; door to en suite

### En Suite

Radiator; Upvc double glazed window to front; white suite of WC, wash basin and large shower

### Bedroom 2

12' 1" x 9' 8" (3.68m x 2.95m) Radiator;  
Upvc double glazed window to rear

### Bedroom 3

7' 9" x 8' 10" (2.36m x 2.69m) Radiator;  
Upvc double glazed window to rear

### Bedroom 4

7' 6" x 8' 10" (2.29m x 2.69m) Radiator;  
Upvc double glazed window to rear

### Bathroom

7' 10" x 6' 3" (2.39m x 1.91m) Radiator;  
Upvc double glazed window to side; white suite of WC, wash basin and a P-shaped bath with shower over.

### Outside

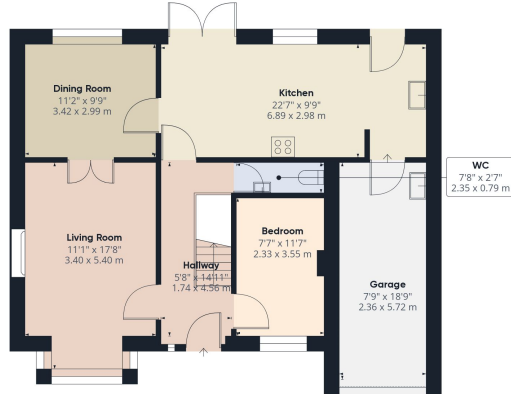
FRONT - driveway parking for 2 and up and over door to garage

REAR - Outside to the rear is good sized garden which has a large patio area for table and chairs and a lawn with timber garden shed which has power.

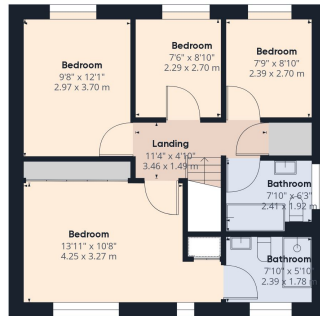
GARAGE - approx 18'9 x 7'9 .. power and lighting; up and over door to front; plumbing for washing machine and also worktop with stainless steel sink/drain.



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
1479.68 ft<sup>2</sup>  
137.47 m<sup>2</sup>

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.

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