

Old Church Road, Uphill, Weston-Super-Mare,  
Somerset. BS23 4UP

£495,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

OUSEFOX PRESENTS to the market this greatly improved, stylishly presented property situated in the highly revered village of Uphill. Upgraded throughout both infrastructure and décor have had meticulous attention should you be fortunate enough to be the new owners you will be getting buying a home that has had the care and consideration a property of this era deserves.

The accommodation briefly comprises; Storm Porch, Hallway, Lounge, Diner, Breakfast Room, Utility and Cloakroom to the ground floor, with 4 good sized bedrooms and bathroom to the first floor. Outside the large landscaped gardens have been improved to such a standard they are almost an extension of the house and the driveway has been opened up to provide parking for 3 cars minimum.

Upgrades throughout the property include a new roof, double glazing, fascias and guttering, A rated heating system and boiler, refitted kitchen and bathroom, upgraded drainage, air conditioning, log burner and redecorated & re-carpeted prior to sale to list but a few.

The village location is fabulous. Within walking distance to the beach, golf club, excellent local school and amenities.

Our words won't do the property justice, a viewing is absolutely essential. Please call the office today to avoid disappointment.

## FEATURES

- Semi Detached House
- 4 Bedrooms
- 3 Reception Rooms
- Greatly Improved Throughout
- Large Landscaped Rear Garden
- Ample Parking to Front
- NO ONWARD CHAIN
- Refitted Kitchen & Bathroom
- New Boiler, Double Glazing & Roof
- EPC Rating Pending



## ROOM DESCRIPTIONS

### STORM PORCH

Door to outside opens to:

### HALLWAY

A welcoming reception area with stairs rising to first floor, large storage cupboard, stripped wood flooring, doors to all main rooms.

### LOUNGE

12' 8" x 13' 5" (3.86m x 4.09m) A wonderful relaxed and calm space, set round the open fire place, stylishly presented with double glazed bay window to front. A lovely space to spend the evenings.

### DINING ROOM

12' 10" x 13' 10" (3.91m x 4.22m) Thanks to the breakfast room this can be utilised as more than just a dining room, stripped wood floors, feature fire place, double glazed French Doors and side units provide so much light.

### BREAKFAST ROOM

10' 10" x 9' 6" (3.30m x 2.90m) A fantastic entertaining area that also also allows the Dining Room to have more use than just the "eating" space. Feature Fire place, double glazed window to side, opening to:

### KITCHEN

6' 6" x 9' 5" (1.98m x 2.87m) Refitted with white wall and floor units with worksurface over, stainless steel sink with matching drainer and mixer tap, Range induction oven (included in sale) integrated dishwasher, tiling to splashbacks, refitted boiler, double glazed window to side, opening to:

### UTILITY

4' 2" x 6' 2" (1.27m x 1.88m) A very useful addition to the kitchen providing extra counter space, plumbing for washing machine and space for further appliance, double glazed window and door opening onto garden, door to WC:

### WC

Refitted white suite comprising WC, wash hand basin, obscure double glazed window to rear.

### LANDING

Giving the space required in a family home this open landing could be utilised as temporary office space it is that large, doors to all rooms, access to roof space.

### BEDROOM 1

12' 11" x 12' 11" (3.94m x 3.94m) A large spacious double bedroom with feature fire place, air conditioning, double glazed window to front.

### BEDROOM 2

12' 3" x 10' 10" (3.73m x 3.30m) A great guest bedroom, bright and airy, double glazed window to rear.

### BEDROOM 3

9' 11" x 9' 5" (3.02m x 2.87m) A bright double bedroom with feature fireplace, double glazed window to rear.

### BEDROOM 4

10' 1" x 7' 7" (3.07m x 2.31m) A perfect "extra" room, ideal for a nursery, home office or hobby room. Double glazed window to front.

### BATHROOM

A stylish refitted white suite in keeping with the theme of the property comprising: Wainwright panelled bath with central mounted shower mixer taps and concealed wall mounted rain effect shower over and bi-fold screen surround, pedestal wash hand basin, low level WC, tiling to splash backs, heated towel rail, wood effect flooring, double glazed obscure window to side.

### FRONT GARDENS & DRIVEWAY

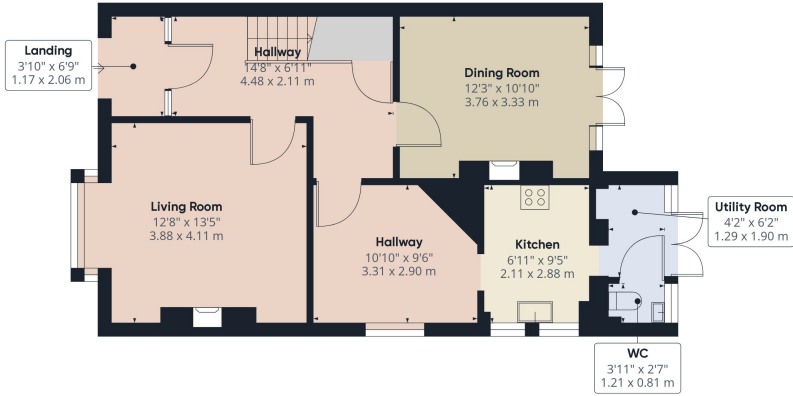
With widened access there is parking on decorative stone chipping for a minimum of 3 cars and comfortably with room to spare two side by side.

### REAR GARDENS

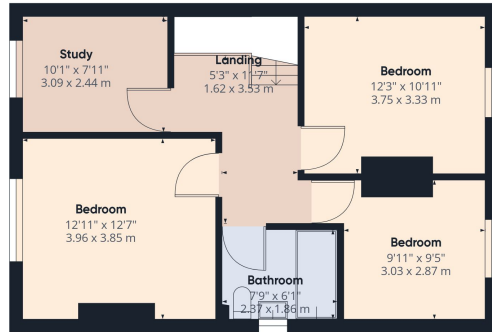
Beautifully landscaped for ease of maintenance and laid to artificial lawn, high quality patio and raised decking. A large area of hardstanding is ready for anyone seeking external space (\*agent note: the sellers have the materials for a 50msq home office/garden room/bar to include double glazed windows, French doors, walls and flooring - please enquire if interested) - The feather board fencing has been recently erected as has the pergola and external kitchen area. A large secure shed with power and light offers storage and the garden enjoys a good degree of sunshine throughout the day. this is a wonderful outside space for all to enjoy at little upkeep maintenance wise.



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1270.92 ft<sup>2</sup>  
118.07 m<sup>2</sup>

(1) 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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