

Beechwood Avenue, Locking, Weston-Super-Mare, Somerset.  
BS24 8DR

£495,000 Freehold  
FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after village of Locking, this superb detached bungalow offers spacious and versatile accommodation throughout, making it an ideal home for families or anyone seeking the comfort of single-level living in a prime residential location. Set back from the road and boasting an impressive frontage, the property immediately stands out thanks to its generous driveway, capable of accommodating approximately six vehicles, ensuring ample parking for residents and visitors alike. Upon entering the bungalow, you are welcomed into a well-arranged layout that has been thoughtfully designed to provide both comfort and practicality. One of the standout features of this home is the stunning open-plan kitchen/dining room, an exceptional space that effortlessly blends style and functionality. This fantastic room offers plenty of space for cooking, dining, and entertaining and benefits from direct access to the rear garden, making it ideal for indoor-outdoor living. From the dining area, you can also step into the inviting sun room, a bright and relaxing space perfect for enjoying the garden views all year round. The property also features a good-sized living room, positioned to offer a cosy and private retreat away from the main social areas. All three well-proportioned bedrooms are conveniently situated on the opposite side of the property, creating a peaceful sleeping area separate from the main living zones. A centrally located family bathroom serves the bedrooms, completing the practical and well-considered internal layout. Outside, the rear garden provides a lovely backdrop to the property, offering plenty of potential for outdoor seating, entertaining, and gardening. Another great asset is the garage, which has been thoughtfully divided into two separate rooms, offering flexible usage options such as storage, a workshop, or a home office. Additionally, a freestanding, good-sized shed provides further valuable storage space. Overall, this substantial bungalow presents a fantastic opportunity to secure a spacious home in a popular and convenient location. With its generous living areas, excellent parking, flexible outbuildings, and desirable village setting, it is sure to attract strong interest.

## FEATURES

- Superb Detached Bungalow
- Three Bedrooms
- `Open Plan Kitchen/ Dining Room
- Garage and Substantial Driveway
- Two Garden Areas
- Sun Room and Living Room
- UPVC Double Glazing and Gas Central Heating
- Council Tax Band E
- Sought After Location
- Close to Local Amenities



## ROOM DESCRIPTIONS

### Entrance

Enter via driveway and also gated entrance, door opening into entrance porch with door through to;

### Entrance Hall

From here you have access to all downstairs rooms such as the living room, the substantial open plan kitchen/ dining room, all bedrooms and bathroom.

### Living Room

12' 1" x 17' 10" (3.68m x 5.44m) UPVC double glazed window to front and side aspects, radiator and doors through to;

### Kitchen/Dining Room

21' 10" x 19' 10" (6.65m x 6.05m) The property features uPVC double-glazed doors opening onto both gardens, while an orangery-style roof lantern floods the dining area with natural light. The kitchen is fitted with a selection of wall and base units and includes integrated appliances such as a microwave, oven, and hob, with additional plumbing provided for a washing machine. This open-plan space also offers room for a freestanding fridge-freezer, a dining table, and further furnishings, and is warmed by a radiator.

### Sun Room

10' 8" x 10' 6" (3.25m x 3.20m) UPVC double glazed french doors to rear garden aspect, UPVC double glazed windows to all aspects, radiator.

### Bedroom One

18' 2" x 10' 10" (5.54m x 3.30m) UPVC double glazed french doors to garden aspect, UPVC double glazed window to front, radiator.

### Bedroom Two

8' 8" x 11' 10" (2.64m x 3.61m) UPVC double glazed window to front aspect, radiator and storage cupboard.

### Bedroom Three

6' 0" x 10' 1" (1.83m x 3.07m) UPVC double glazed window to rear aspect, radiator and storage cupboard.

### Bathroom

6' 0" x 8' 4" (1.83m x 2.54m) UPVC double glazed obscure window to rear aspect, jacuzzi bath with hand held shower over, low level WC, wash hand basin and fully enclosed corner shower with fitted shower attachment, heated towel rail.

### Gardens

The property is made up with two separate gardens, one directly to the rear which is enclosed and mainly laid to lawn, from here you have access to garage and shed, the other garden is located to the side of the property just off the sun room, this is mainly laid to lawn, stone chippings and patio.

### Garage

Split in to two sections the garage comes with power, lighting and door to front aspect.

### Driveway

The drive is tarmac and has parking for up to 6 cars.







FLOORPLAN & EPC

