

Capell Close, Weston-Super-Mare, Somerset. BS22 8AT

£389,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

*** Four Bedroom Detached House - Popular Milton Location***

Housefox Estate Agents are delighted to market this well presented modern detached family house situated in a sought-after area near Milton, Weston-super-mare and an easy walk to Ashcombe Park.

Built around 15 years ago to our vendors exacting specifications this spacious family home offers good size & well planned accommodation suitable for a growing family with the accommodation consisting, in brief, impressive entrance hall, living room with glazed doors to kitchen/diner with a super conservatory beyond. Also to the ground floor off the kitchen is a large utility room with cloakroom off and internal door to the integral garage.

Upstairs there are four good size bedroom with the primary bedroom benefiting from an en-suite shower room plus a family bathroom.

In addition there is a integral garage which is ripe for conversion for additional accommodation if required.

Outside to the rear a good size rear garden mostly laid to pressed concrete for low maintenance. To the front a driveway leading to the garage offering parking for at least two vehicles.

This fabulous family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate all this super property has to offer inside & out.

FEATURES

- Detached House
- Just 15 years old
- Primary Bedroom with En-suite Shower
- Stunning Conservatory
- Low Maintenance Southerly Rear Garden
- EPC - C
- Freehold Property
- Popular Back-water Location
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall -

UPVC Double glazed entrance door and side window, alarm panel, consumer unit, under stairs storage, laminate flooring, under floor heating, stairs to first floor, doors off.

Living Room -

UPVC Double glazed box bay window to front, coved ceiling, TV Point, laminate flooring, under floor heating, wood & glass doors into;

Kitchen/Dining Room -

The heart of the home with ample space for a dining room table & chairs plus a fabulous centrally located island/breakfast area. Range of wall and base units with work surface over and tiled splash back, one and half bowl sink and drainer, gas hob with extractor over, eye level electric oven and grill, integrated fridge freezer and dishwasher, tiled flooring, under-floor heating, UPVC Double glazed window to rear, coved ceiling, twin doors to Conservatory and door to;

Utility -

UPVC Double glazed door to rear garden, wall mounted boiler, range of wall and base units with work surface over, space for washing machine, under-floor heating, storage cupboard, personal door to Garage, door to;

Cloakroom -

UPVC Double glazed window to rear, low level W/C, wash hand basin set into vanity unit, fully tiled walls and floor, under-floor heating.

Conservatory -

UPVC Double glazed and brick construction, glass roof, TV Point, tiled floor, under floor heating, French doors to rear.

First Floor

From the Hall - Stairs To First Floor Landing - small UPVC Double glazed window to side, access to loft, doors off to all principle rooms.

Primary Bedroom

UPVC Double glazed window to front, coved ceiling, radiator, laminate flooring, door to;

En-Suite -

UPVC Double glazed window to side, fully tiled walls, shower cubicle with hot water shower, wash hand basin set into vanity unit, low level W/C, heated towel rail.

Bedroom Two -

UPVC Double glazed window to front, radiator, useful over-stairs storage cupboard, TV Point.

Bedroom Three -

UPVC Double glazed window to rear, radiator, laminate flooring.

Bedroom Four (Currently Used As A Dressing Room)

UPVC Double glazed window to rear, laminate flooring, radiator, range of built in wardrobes.

Bathroom -

UPVC Double glazed window to rear, fully tiled walls and floor, white suite comprises of panel bath with electric shower over, low level W/C, wash hand basin set into vanity unit, heated towel rail, extractor fan.

Garage & Gardens

Integral Garage

Up & over door which has been temporarily sealed for weatherproofing. Power & light, useful loft area. Internal door to Utility room.

Rear Garden - Sunny mostly south facing low maintenance with pressed concrete patio covering the majority of the garden & fully enclosed by fencing and wall.

Outside tap.

Front Garden - Laid to pressed concrete with off road parking for two vehicles.

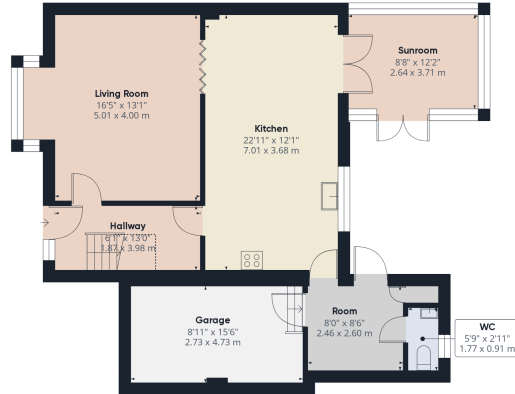
Agents Note

All approximate room measurements are shown on the attached floorplan.

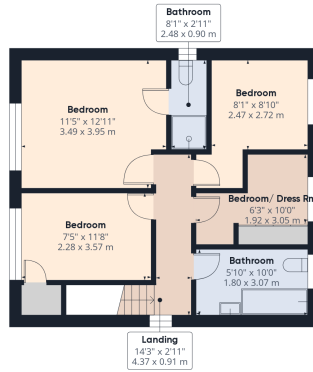
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1483.16 ft²
137.79 m²

Reduced headroom
10.75 ft²
1 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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