

Haversham Close, Milton, Weston-Super-Mare, Somerset.  
BS22 8JS

£320,000 Freehold

FOR SALE



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 **HOUSE FOX**  
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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in a peaceful cul-de-sac, this beautifully maintained property offers the perfect balance of convenience and flexibility. Ideally situated just a short 2 minute walk from Baytree Recreation Ground, it provides easy access to lush green spaces for relaxation, sports, and outdoor activities. Additionally, the shops, cafes, and local amenities in nearby Milton are within easy reach, making this an ideal location for both families and professionals.

The house is presented in excellent condition and boasts a highly adaptable layout designed to suit a variety of lifestyle needs. Upon entering, you are greeted by a hallway that sets the tone for the rest of the home. The generous lounge/diner is perfect for both relaxing and entertaining, featuring double doors that open directly onto the garden, filling the space with natural light and offering seamless indoor-outdoor living. The modern kitchen is thoughtfully designed with ample counter and storage space, while the adjoining utility room offers practicality with direct access to the garden, making day-to-day tasks more convenient.

The ground floor also benefits from a cloakroom and one of the four bedrooms, which can serve as a guest room, home office, or playroom, offering flexible options to suit your needs. Upstairs, there are three bedrooms, the family bathroom is fully equipped and finished to a high standard, providing both functionality and style. Further enhancing the property are a range of desirable features, including gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round.

Externally, the home benefits from off-street parking and a garage, providing ample space for vehicles and storage. The private South West-facing garden is a standout feature, offering a sun-filled retreat perfect for outdoor dining, gardening, or simply unwinding in your own serene environment. This versatile home, in a sought-after location, is ideal for those looking for a well-maintained property with flexible accommodation and easy access to schools and local amenities.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached house
- Well presented
- 4 bedrooms (one on the ground floor)
- Lovely size lounge/diner
- Modern kitchen plus utility room
- Cloakroom and modern family bathroom
- South West facing rear garden
- Garage and parking
- EPC - TBC
- Council Tax - Band C
- Freehold



## ROOM DESCRIPTIONS

### Sliding door to the porch

### Porch:

Main front door to the hallway

### Hallway:

Understairs cupboard, stairs to the first floor, doors to the lounge/diner and kitchen

### Lounge/diner:

Double glazed window to the front, radiator, feature fire, double glazed double doors to the garden

### Kitchen:

Sink unit, modern floor and wall units, double glazed window, plumbing for dishwasher, built in oven and hob, recess for the fridge/freezer, door to the utility room.

### Laundry room:

Plumbing for washing machine, double glazed window, work surface, doors to the cloakroom, rear garden and bedroom 4.

### Cloakroom:

WC, wash hand basin, radiator, double glazed window

### Bedroom 4:

Double glazed window, radiator.

### NOTE;

There is rear access and a door to the utility room, if you wanted to work from home (hair salon, beauty room etc), then the bedroom 4, utility, cloakroom area, can be accessed individually, without going through the main house.

### First floor landing:

Loft access (there is a loft ladder), double glazed window

### Bedroom 1:

Radiator, cupboard housing the boiler, double glazed window

### Bedroom 2:

Radiator, double glazed window

### Bedroom 3:

Radiator, double glazed window

### Bathroom:

Bath with shower over, shower screen, wash hand basin, WC, heated towel rail, double glazed window

### Garage and parking:

The garage is to the rear of the house and has a personal door to the garden. The parking to the front provides parking for 2 or 3 vehicles

### Rear garden:

With a South West facing aspect this garden is perfect for entertaining enjoy BBQ's and generally relaxing. You have a decked area, artificial grass area, stone chippings area, plus a side gate

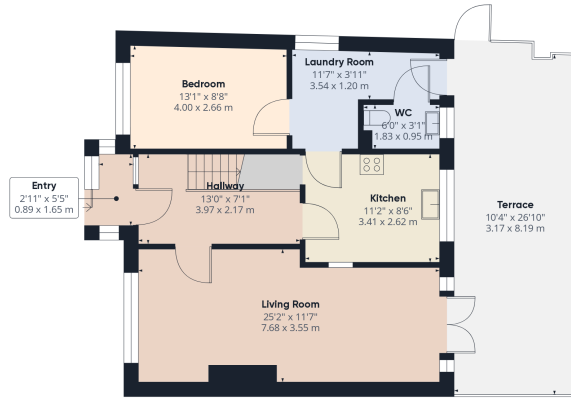
### Agents Note

All approximate room measurements are shown on the attached floorplan.

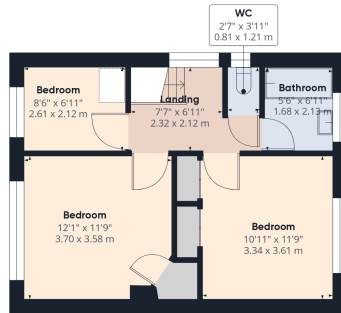
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or 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<sup>(1)</sup>  
1138.38 ft<sup>2</sup>  
105.76 m<sup>2</sup>

Balconies and terraces  
274.59 ft<sup>2</sup>  
25.51 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.  
Calculations are based on RICS IPMS 3C standard.

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