

Lyddon Road, Worle, Weston-Super-Mare, Somerset.
BS22 7QN

Offers in Excess of £450,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This lovely detached house has been extended out to give a superb kitchen diner with bi-fold doors to the rear garden, 4 or 5 bedrooms, utility, garage and parking. The property is approached via the block paved front driveway and the front entrance hall has the stairs to the first floor, an under stairs cupboard and the downstairs cloakroom has a WC and wash basin. The living room is to the left of the property and is a good sized room while to the right of the house one of the garages has been converted into a study (which could easily be a 5th bedroom) and a utility room having a worktop space, sink and space for washing machine. The L-shaped kitchen diner is a stunning space and the old conservatory has been replaced with a light and airy seating/living area with a sky window and bi-fold doors out to the rear garden. The kitchen offers a range of wall and base units with worktops over, 5-ring induction hob with extractor hood over, eye level double electric oven, integral dishwasher, space for large fridge freezer, inset composite sink/drainage and a useful breakfast bar area. To the side of the kitchen a doors leads through to a covered seating area which is open to the garden making it a perfect entertaining space for all weathers. Upstairs there are 4 double bedrooms all with their own built in wardrobe storage and bedroom 1 benefits from an en suite offering a white suite of WC, wash basin and a large walk-in shower. The family bathroom is also a white suite of WC, wash basin and a bath with shower over and a glass screen. Outside to the rear the private garden has been well maintained with areas of decking, central lawn, mature shrub/flower borders, a timber garden shed and access to the covered seating area which also has a door into the single garage which has power and lighting and an up and over door to the front driveway. This lovely property is great for well rated local school/s, local amenities and good commuting to access to the motorway.

FEATURES

- Extended Detached House
- Four or Five bedrooms
- En suite To Master Bedroom
- Superb extended kitchen diner
- Garage with parking in front
- Good sized living room
- Utility & Cloakroom
- Generous and private rear garden
- Council Tax - Band E
- EPC - C



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Stairs to first floor.
Under stairs cupboard.
Cloakroom - WC and wash basin

Living Room

14' 6" x 11' 10" (4.42m x 3.61m) Radiator; Upvc double glazed window to front

Kitchen Diner

26' 9" x 9' 2" (8.15m x 2.79m) Radiator; Upvc double glazed window to rear; L-shaped kitchen diner is a stunning space and the old conservatory has been replaced with a light and airy seating/living area with a sky window and bi-fold doors out to the rear garden. The kitchen offers a range of wall and base units with worktops over, 5-ring induction hob with extractor hood over, eye level double electric oven, integral dishwasher, space for large fridge freezer, inset composite sink/drainer and a useful breakfast bar area

Utility

7' 10" x 5' 2" (2.39m x 1.57m) Worktop space with sink unit and plumbing for washing machine

Bedroom 5 / Study

10' 8" x 7' 4" (3.25m x 2.24m) Radiator; Upvc double glazed window to front

Covered Seating Area

11' 2" x 9' 8" (3.40m x 2.95m) Located off kitchen with sky windows, open doorway to rear garden and door to garage

Bedroom 1

11' 11" x 9' 8" (3.63m x 2.95m) Radiator; Upvc double glazed window to front; door to en suite; built in triple wardrobe

En Suite to Bed 1

Towel Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a large walk-in shower.

Bedroom 2

12' 2" x 8' 5" (3.71m x 2.57m) Radiator; Upvc double glazed window to rear; built in double wardrobe

Bedroom 3

12' 0" x 8' 1" (3.66m x 2.46m) Radiator; Upvc double glazed window to rear; built in double wardrobe

Bedroom 4

10' 10" x 7' 7" (3.30m x 2.31m) Radiator; Upvc double glazed window to front; built in cupboard over stairs

Family Bathroom

7' 8" x 7' 3" (2.34m x 2.21m) Radiator; Upvc double glazed window to side; white suite of WC, wash basin and a bath with shower over and a glass screen.

Outside / Garage

FRONT - block paved driveway suitable for 2 or 3 vehicles; up and over door to garage

REAR - private garden has been well maintained with areas of decking, central lawn, mature shrub/flower borders, a timber garden shed and access to the covered seating area which also has a door into the single garage

SINGLE GARAGE - 18'3 x 9'1 - has power and lighting and an up and over door to the front driveway.



FLOORPLAN & EPC

