

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

£450,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....his charming detached house has been thoughtfully extended to feature a superb kitchen diner with bi-fold doors opening to the rear garden. The property offers flexibility with 4 or 5 bedrooms, a utility room, garage, and parking.

Upon arrival, the block-paved front driveway leads to the front entrance hall, which includes stairs to the first floor, an under-stairs cupboard, and a downstairs cloakroom. The living room provides a spacious retreat, plus you have a study or potential fifth bedroom.

The L-shaped kitchen diner is a highlight, a bright, airy living area featuring a skylight and bi-fold doors to the garden. The kitchen itself is well-appointed with a range of wall and base units, worktops, a 5-ring induction hob with an extractor hood, an eye-level double electric oven, an integral dishwasher, space for a large fridge freezer, an inset composite sink/drainer, and a handy breakfast bar. Additionally, a door from the kitchen leads to a covered seating area that opens to the garden, perfect for entertaining in any weather.

Upstairs, there are four double bedrooms, each with built-in wardrobe storage. The primary bedroom boasts an en suite with a WC, wash basin, and a large walk-in shower. The family bathroom features a white suite with a WC, wash basin, and a bath with an overhead shower and glass screen.

The well-maintained rear garden includes decking areas, a central lawn, mature shrub and flower borders, a timber garden shed, and access to the covered seating area. A door leads to the single garage, which has power, lighting, and an up-and-over door to the front driveway.

This lovely property is conveniently located near well-rated local schools, amenities, and offers excellent commuting access to the motorway.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Superb detached home
- 4 double bedrooms
- Fantastic kitchen/diner/family area
- En suite To Master Bedroom
- Garage with parking in front
- Good sized living room
- Utility & Cloakroom
- Generous and private rear garden
- EPC - C



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor

Living Room

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

Kitchen/dining/family area

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/drainage 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

Study

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

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.

Garden

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

Covered Seating Area

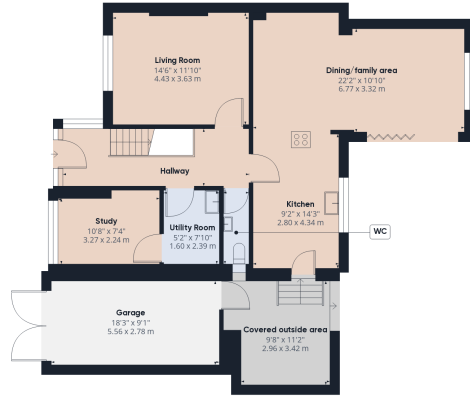
11' 2" x 9' 8" (3.40m x 2.95m) Located off kitchen with sky windows, open doorway to rear garden and door to garage

Garage and parking:

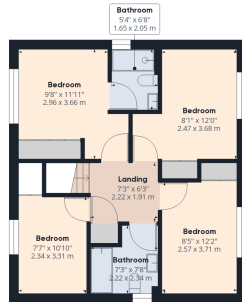
The blocked paving gives off street parking for 2-3 cars and leads to the SINGLE GARAGE, the garage has light and power and is 18ft 3 x 9ft 1



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1706.29 ft²
158.52 m²

(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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