

**Fallowfield, Weston-Super-Mare, Somerset. BS22 6UT**

**£300,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Situated in the highly sought-after location of Worle, this delightful three-bedroom semi-detached home is perfectly positioned within a quiet, family-orientated cul-de-sac, offering a wonderful setting for growing families and those seeking a peaceful residential environment. Well presented throughout and thoughtfully laid out, this property provides spacious and versatile accommodation, complemented by excellent outdoor space and convenient access to local amenities. Upon entering the property, you are welcomed into an inviting entrance hall which sets the tone for the rest of the home. From here, you are led into a bright and generously proportioned living room/diner, creating a fantastic open-plan space ideal for both relaxing and entertaining. The living area offers ample room for comfortable seating, while the dining area comfortably accommodates a family-sized table, making it perfect for everyday living as well as hosting guests. The layout flows naturally through to the kitchen, which is well positioned to the rear of the property and provides practical workspace and storage, along with pleasant views over the garden. Upstairs, the property continues to impress with three well-proportioned bedrooms. The main bedroom offers a comfortable double room with space for wardrobes and additional furnishings. The second bedroom is another good-sized room, ideal for children or guests, while the third bedroom provides flexibility as a nursery, home office or single bedroom. The family bathroom is conveniently located and serves all three bedrooms. Externally, the home benefits from a fantastic south-facing rear garden, enjoying plenty of natural sunlight throughout the day. The garden offers a great-sized outdoor space, perfect for children to play, summer barbecues, or simply relaxing in the warmer months. To the front of the property, there is ample off-road parking along with access to a garage, providing additional storage or secure parking if required. The location is a real highlight, being close to well-regarded local schools, a range of shops and amenities, and excellent commuter links, making it ideal for those needing easy access to surrounding areas. This wonderful home combines comfort, convenience and a desirable setting, making it a superb opportunity for buyers looking to settle in the popular Worle area.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Semi Detached House
- Three Bedrooms
- Garage and Driveway Parking
- Great Size Sunny Rear Garden
- Cul De Sac Location Close to Local Amenities
- UPVC Double Glazing + Gas Central Heating
- Living Room/Dining Room
- Council Tax Band C
- Close to Transport Links



## ROOM DESCRIPTIONS

### Entrance

Main front door opening into porch, from here you have opening into;

### Entrance Hall

Stairs rising to first floor landing, door to living room/diner

### Living Room/Diner

8' 3" x 24' 4" (2.51m x 7.42m) UPVC double glazed window to front aspect, UPVC double glazed sliding doors to rear garden, radiators and door to;

### Kitchen

6' 6" x 9' 11" (1.98m x 3.02m) A uPVC double glazed door provides access to the side aspect of the property, allowing in plenty of natural light while offering convenient external entry. To the rear aspect, there is a uPVC double glazed window overlooking the garden, further enhancing the bright and airy feel of the room. The kitchen is fitted with a comprehensive range of matching wall and base units, offering ample storage space for cookware and household items. An inset sink and drainer with a modern mixer tap is positioned beneath the window for practicality and ease of use. There is dedicated space and plumbing for a washing machine, along with space to accommodate a freestanding fridge freezer. The kitchen also benefits from an integrated hob with oven below, providing a sleek and functional cooking area. A radiator completes the room, ensuring warmth and comfort throughout the year.

### Stairs Rising to First Floor Landing

### Bedroom One

8' 5" x 13' 3" (2.57m x 4.04m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Two

8' 11" x 10' 7" (2.72m x 3.23m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

6' 3" x 7' 7" (1.91m x 2.31m) UPVC double glazed window to front aspect, radiator.

### Bathroom

6' 5" x 6' 5" (1.96m x 1.96m) Three piece suite comprising low level WC, vanity wash hand basin, bath with shower over, heated towel rail.

### Rear Garden

Great size rear garden laid to patio and lawn, access to driveway and access to;

### Garden Room/Bar

7' 2" x 5' 10" (2.18m x 1.78m) Multiple uses and currently has power and lighting.

### Garage

Up and over door to driveway

### Parking

Ample off road parking to side and front aspect.



## FLOORPLAN & EPC

