

Leedham Road, Locking Parklands, Weston-Super-Mare,  
Somerset. BS24 7LP

£350,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSEFOX PRESENTS to the market this lovely 3 bedroom detached home in the revered Locking Parklands Estate on the outskirts of Weston-super-Mare. Set over two floors and boasting a sunny private rear garden, drive for 2 vehicles and larger than average garage the well appointed modern accommodation is accented by the leafy tree lined surrounds of this very popular development.

The 18ft Lounge and 18ft Kitchen Diner are perfect for family and entertaining whilst 3 double bedrooms accompanied by en-suite to master and family bathroom are perfect for the growing family. Easy commuter links to and from Weston Town Centre and swift access to junction 21 of the M5 make this a popular location for those working in Bristol and beyond.

Always a popular style of house and location, be sure to book your viewing early.

## FEATURES

- Detached House
- 3 Double Bedrooms
- 18ft Lounge
- Kitchen/Diner onto Garden
- WC, Bathroom & En-suite
- South Facing Garden
- Open Aspect to Front
- Popular Location
- Driveway & Large Garage



## ROOM DESCRIPTIONS

**Door to outside opens into:**

### Hallway

Stairs to first floor. Doors to Lounge Kitchen and WC.

### WC

White suite comprising, close coupled WC, wash hand basin.

### Living Room

18.8m x 15.1m (61' 8" x 49' 6") Large welcoming lounge with floor to ceiling window to front, further windows to front and side.

### Kitchen Diner

5.67m x 2.80m (18' 7" x 9' 2") Fitted with floor and wall units with work surface incorporating sink drainer and mixer tap, hob, oven, appliances, french doors to garden, double glazed window to rear.

### First Floor Landing

Doors to all principle rooms, roof space access, airing cupboard.

### Bedroom 1

3.79m x 3.45m (12' 5" x 11' 4") Large master suite with dressing area and double glazed Juliet balcony to front double glazed window to front. Door to:

### Ensuite

Fitted with a white suite comprising double shower cubicle, wash hand basin, WC.

### Bedroom 2

3.33m x 3.10m (10' 11" x 10' 2") Double bedroom with double glazed window to rear.

### Bedroom 3

2.69m x 2.64m (8' 10" x 8' 8") Good sized 3rd bedroom with double glazed window to rear.

### Bathroom

Fitted with a white suite comprising closed coupled WC, Bath with shower over, wash hand basin, double glazed window to side.

### Outside

Drive way for minimum two cars leads to a larger than average garage with up and over door, power and light.

### Garden

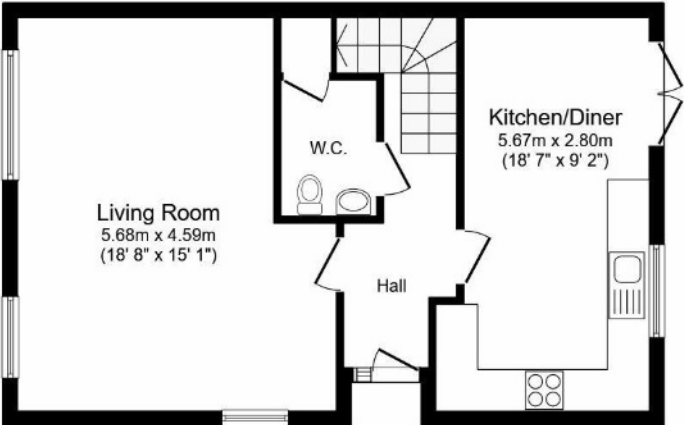
Private south facing and perfect for the family. Laid to lawn and patio with pedestrian access to side and garage.



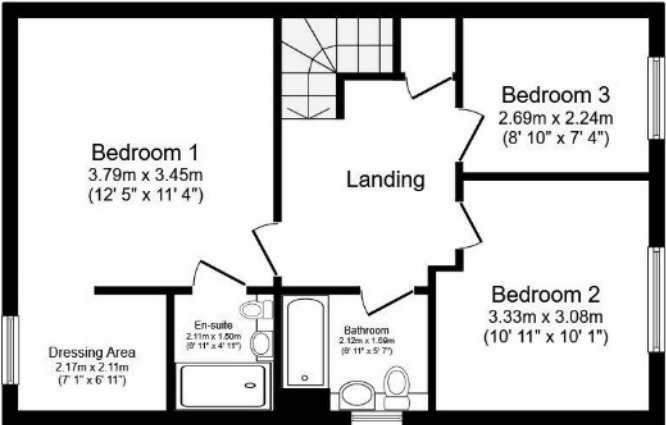




FLOORPLAN & EPC



Ground Floor  
Floor area 50.6 m<sup>2</sup> (545 sq.ft.)



First Floor  
Floor area 51.5 m<sup>2</sup> (555 sq.ft.)

