

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

£350,000 Freehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

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

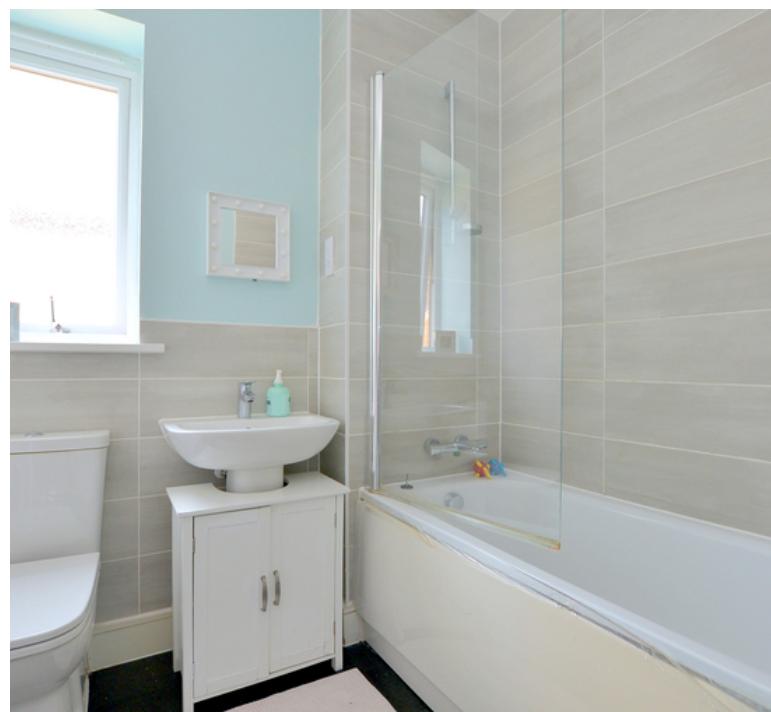
Fitted with a white suite comprising
closed coupled WC, Bath with shower
over, wash hand basin, double glazed
window to side.

Outside

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

Garden

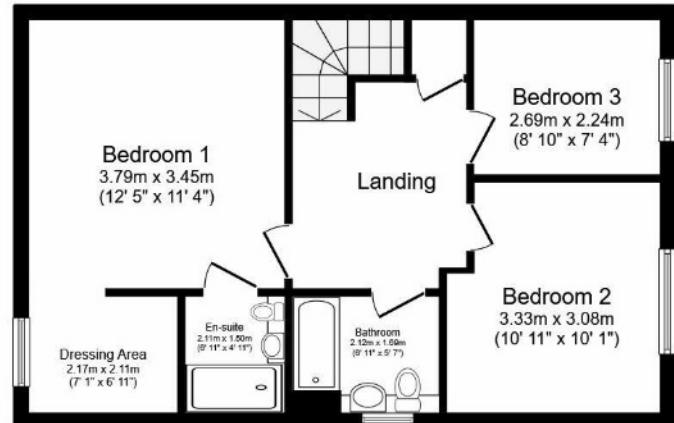
Private south facing and perfect for the
family. Laid to lawn and patio with
pedestrian access to side and garage.



FLOORPLAN & EPC



Ground Floor
Floor area 50.6 m² (545 sq.ft.)



First Floor
Floor area 51.5 m² (555 sq.ft.)

