

Wheatfield Drive, Wick St Lawrence, Weston-Super-Mare,  
Somerset. BS22 9WD

Offers in Region of £600,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in the highly sought-after location of Wick St. Lawrence, this exceptional executive detached home is a rare gem that deserves your attention. Situated within a peaceful and exclusive cul-de-sac, the property enjoys a prime position opposite an open green area, offering a tranquil and picturesque setting. From its immaculate presentation to its spacious and versatile layout, this home is designed to cater to modern living

Upon entering, you are greeted by a welcoming hallway featuring a central staircase that serves as a striking focal point. The ground floor boasts a thoughtfully arranged layout, including a convenient cloakroom and a stunning 23-foot living room. This light-filled space seamlessly connects to a Sun Room, creating the perfect environment for relaxation or entertaining guests. Adjacent to the living room is a separate study, ideal for those who work from home or need a quiet retreat for reading or hobbies. The heart of the home is the beautifully designed kitchen, complete with a substantial central breakfast bar that provides ample space for cooking, dining, or gathering with family and friends. A practical utility room adjoins the kitchen, offering additional storage and workspace to keep daily life organized and clutter-free.

Upstairs, the property features four generously proportioned double bedrooms, each offering comfort and style. The master bedroom is complemented by an en-suite shower room, providing a private sanctuary to unwind after a long day. The luxury family bathroom is finished to a high standard, offering a space to indulge in relaxation and pampering. This home is equipped with modern conveniences, including gas central heating and double glazing, ensuring comfort and efficiency throughout the seasons.

Externally, the property is just as impressive. A double garage and ample parking ensure there is plenty of space for vehicles, while the large rear garden provides a superb outdoor area. Perfectly maintained and thoughtfully landscaped, this garden offers endless possibilities for recreation, gardening, or simply enjoying the fresh air in your private oasis. In summary, this remarkable home combines an enviable location, exceptional design, and high-quality finishes. Whether you're seeking a tranquil retreat or a spacious family home, this property is sure to exceed expectations and is truly a must-see.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Executive Detached Family House
- 4 double bedrooms
- 23ft living room
- Large garden
- Double garage & ample driveway parking
- Set opposite green area
- Study & dining room
- Kitchen/breakfast room & utility room



## ROOM DESCRIPTIONS

### Main front door to the hallway

### Hallway:

Central staircase, radiator, doors to the study, living room, dining room, cloakroom and kitchen

### Cloakroom:

WC, wash hand basin, radiator, double glazed window

### Living room:

7.28m x 4.06m (23' 11" x 13' 4") Central gas fire with living flame, radiator, double glazed window, opening to the conservatory

### Sun room:

3.79m x 3.18m (12' 5" x 10' 5") added approximately 2 years ago.....Double glazed windows, solid ceilings with skylights and spotlights, double doors to the garden

### Dining room:

3.68m x 2.92m (12' 1" x 9' 7") Double glazed window, radiator

### Study:

1.95m x 1.48m (6' 5" x 4' 10") Radiator, double glazed window, built in furniture

### Kitchen:

4.04m x 3.28m (13' 3" x 10' 9") Sink unit, a range of modern floor and wall units, integrated fridge freezer, dishwasher, tumble dryer and washing machine, built in oven and hob, wall mounted boiler, double glazed window, breakfast bar, opening to utility area

### Utility area;

2.59m x 1.51m (8' 6" x 4' 11") Sink, wine rack, floor and wall units, small fridge, door to the garden

### First floor landing:

Gallery style with a double glazed window

### Bedroom 1:

4.52m x 4.24m (14' 10" x 13' 11") Radiator, built in bedroom furniture, double glazed window with open outlook, door to the en-suite

### En-suite shower room:

Walk in shower cubicle, wash hand basin, WC, double glazed window, heated towel rail, built in furniture, spotlights

### Bedroom 2:

4.04m x 3.51m (13' 3" x 11' 6") Radiator, double glazed window, built in furniture

### Bedroom 3

3.73m x 3.21m (12' 3" x 10' 6") Radiator, double glazed window

### Bedroom 4:

3.36m x 2.74m (11' 0" x 9' 0") Radiator, double glazed window

### Bathroom:

Bath, separate shower cubicle, WC, built in units, wash hand basin, double glazed window, heated towel rail

### Double garage and parking:

The driveway provides parking for 4-6 vehicles, and leads to the DOUBLE GARAGE which has light, power, electric doors and loft space.

### Rear garden:

A superb garden which really is for entertaining and kids to enjoy themselves. Patio areas, large lawn area, mature trees, shrubs, plants and flowers



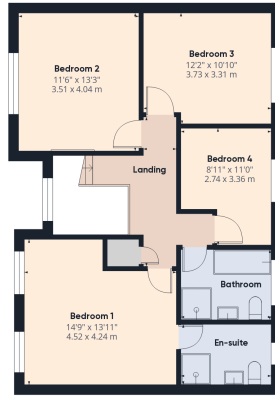




# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1751.18 ft<sup>2</sup>  
 162.69 m<sup>2</sup>

(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. Calculations are based on RICS IPMS 3C standard.

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