

Sand Farm Lane, Kewstoke, Weston-Super-Mare, Somerset.

BS22 9UF

£500,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Tucked away in a peaceful and desirable cul-de-sac on Sand Farm Lane, this superb detached home enjoys an enviable position just a stone's throw from the beautiful Sand Bay Beach. Overlooking open fields, the property offers a wonderful sense of space and tranquillity, making it an ideal choice for families or those seeking a coastal lifestyle with countryside charm. Upon entering the property, you are welcomed by a spacious entrance hall that provides access to the principal ground floor rooms. The living room is bright and inviting, offering a comfortable space to relax and unwind. The kitchen is well-appointed and perfectly suited for modern living, with ample storage and workspace. Adjacent to the kitchen is a versatile dining room, currently used as a fifth bedroom, providing flexibility to suit a variety of needs, whether as additional living space, a home office, or guest accommodation. The ground floor also benefits from a convenient cloakroom and a separate utility room, which in turn provides access to the integral garage. Upstairs, the property continues to impress with four well-proportioned bedrooms, all offering comfortable accommodation. The main bedroom enjoys the added luxury of an en suite shower room, while the remaining bedrooms are served by a family bathroom. Each room is thoughtfully laid out, making excellent use of the available space and natural light. Externally, the home benefits from its peaceful cul-de-sac setting and attractive outlook across open fields, creating a lovely backdrop throughout the seasons. The location is particularly appealing, with Sand Bay Beach just moments away, perfect for coastal walks and enjoying the seaside. The nearby Sand Point offers stunning scenery and is ideal for walking, while a range of local amenities are conveniently close at hand.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Detached House in Sand Bay
- Four Bedrooms
- Two Bathrooms + Downstairs Cloakroom
- Garage and Driveway Parking
- Two Reception Rooms + Kitchen/Diner
- Short Walk to Sand Bay Beach
- Cul De Sac Location
- UPVC Double Glazing + Gas Central Heating
- EPC - D



## ROOM DESCRIPTIONS

### Entrance

Main door opening through to;

### Entrance Hall

Doors to living room, cloakroom and kitchen, radiator and stairs to first floor.

### Living Room

13' 10" x 16' 2" (4.22m x 4.93m) Double glazed windows to front aspect, radiator.

### Downstairs Cloakroom

5' 8" x 3' 9" (1.73m x 1.14m) Low level WC and vanity wash hand basin.

### Kitchen

13' 10" x 9' 9" (4.22m x 2.97m) A well-appointed kitchen featuring a double-glazed window to the rear aspect, allowing for plenty of natural light and pleasant views. The room is fitted with a comprehensive range of wall and base units, providing ample storage, along with a conveniently inset sink and drainer. There is a selection of integrated appliances, thoughtfully incorporated to maintain a sleek and modern finish, as well as designated space for a freestanding fridge freezer. The layout comfortably accommodates a dining table, making it an ideal space for both everyday living and entertaining. A door leads through to;

### Utility Room

6' 6" x 7' 7" (1.98m x 2.31m) Door to side aspect, space and plumbing for washing machine, unit with inset sink and drainer with mixer taps over, radiator and door to garage.

### Dining Room

11' 7" x 9' 9" (3.53m x 2.97m) Double glazed sliding doors to rear garden, radiator.

### Stairs to First Floor Landing.

### Bedroom One

11' 1" x 16' 0" (3.38m x 4.88m) Double glazed window to front aspect, radiator and door through to;

### En Suite

8' 10" x 6' 0" (2.69m x 1.83m) Double glazed window to side aspect, low level WC, wash hand basin and bath with shower over, radiator.

### Bedroom Two

9' 0" x 11' 5" (2.74m x 3.48m) Double glazed window to front aspect, radiator.

### Bedroom Three

8' 2" x 10' 3" (2.49m x 3.12m) Double glazed window to front aspect, radiator.

### Bedroom Four

8' 11" x 8' 2" (2.72m x 2.49m) Skylight, door to eaves storage.

### Family Bathroom

9' 11" x 6' 1" (3.02m x 1.85m) Skylight, low level WC, wash hand basin, bath with shower over, radiator.

### Garage

9' 3" x 18' 3" (2.82m x 5.56m) Up and over door to front, window to side aspect, power and lighting.

### Rear Garden

Fully enclosed garden mainly laid to patio and stone chippings, access to front and access to summer house.

### Driveway

Driveway parking to front aspect



# FLOORPLAN & EPC

