

The Seven Acres, Weston Village, Weston-Super-Mare, Somerset  
. BS24 7BU

£320,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This detached house in Weston village is set on a pleasant wide road and offers 4 bedrooms, an en suite to the master, large conservatory, a garage and good parking. The property is approached via the driveway parking to the front leading to the front entrance hall which has the stairs to the first floor. To the left is a good sized living room with a bay window to the front overlooking the front garden and a useful under-stairs store cupboard. An open way then leads into the dining room area and from here there is the kitchen or the generous sized conservatory which overlooks the rear garden. The kitchen offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher and fridge freezer, inset stainless steel sink/drainers and a door to the utility which has spaces for washing machine and dryer, a door to the rear garden and a separate cloakroom with WC and wash basin. Upstairs there are 4 bedrooms with bedroom 1 benefitting for an en suite offering a white suite of WC, wash basin and a shower. The family bathroom is also a white suite offering WC, wash basin and a bath with shower over. Outside to the front there is a lawned garden area and driveway parking for 2 leading to the single garage which has an up and over door to the front. To the rear the private garden has a patio area and mostly laid to lawn with a timber garden shed.

## FEATURES

- Detached family home
- Four Bedrooms
- En Suite to Bed 1
- Lovely road in Weston Village
- Living room / dining room
- Large conservatory to rear
- Utility and cloakroom
- Garage with parking for 2
- Council Tax Band - D
- EPC - D



## ROOM DESCRIPTIONS

### Living Room

15' 5" into bay x 10' 5" (4.70m x 3.17m) Radiator; Upvc double glazed bay window to front; doorway through to dining area

### Dining Room

9' 4" x 7' 7" (2.84m x 2.31m) Radiator; Upvc double glazed french doors to conservatory

### Conservatory

14' 2" max x 9' 1" max (4.32m x 2.77m) Upvc double glazed window to all sides; french doors to rear garden; power points.

### Kitchen

9' 3" x 9' 1" (2.82m x 2.77m) Radiator; Upvc double glazed window to conservatory; door to utility; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, spaces for dishwasher and fridge freezer, inset stainless steel sink/drainer

### Utility

5' 1" x 5' 1" (1.55m x 1.55m) Spaces for washing machine and dryer, a door to the rear garden and to cloakroom

### Cloakroom

Radiator; WC and wash basin.

### Bedroom 1

13' 3" x 10' 4" max (4.04m x 3.15m) Radiator; Upvc double glazed window to front; door to en suite

### En Suite to Bed 1

Radiator; Upvc double glazed window to front; white suite of WC, wash basin and shower

### Bedroom 2

15' 5" x 8' 8" (4.70m x 2.64m) Radiator; Upvc double glazed window to front

### Bedroom 3

9' 4" x 6' 8" (2.84m x 2.03m) Radiator; Upvc double glazed window to rear

### Bedroom 4

11' 0" max x 8' 8" max (3.35m x 2.64m) .. L-shaped room ..Radiator; Upvc double glazed window to rear

### Bathroom

6' 5" x 5' 5" (1.96m x 1.65m) Radiator; Upvc double glazed window to rear; white suite offering WC, wash basin and a bath with shower over.

### Outside

FRONT - Outside to the front there is a lawned garden area and driveway parking for 2 leading to the single garage

REAR - To the rear the private garden has a patio area and mostly laid to lawn with a timber garden shed.

SINGLE GARAGE - approx 16'9 x 8'2 .. Up and over door to the front; power and lighting

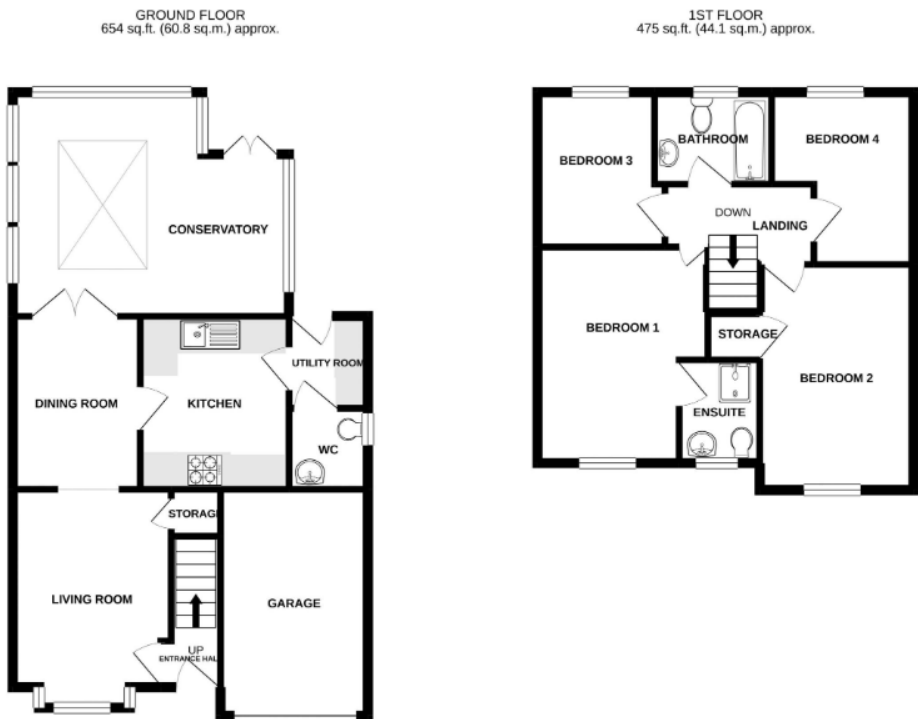
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FLOORPLAN & EPC



TOTAL FLOOR AREA: 1129 sq ft (104.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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