

The Spinney, Bleadon Hill, Weston-Super-Mare, Somerset.

BS24 9LH

£430,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....WOW!...dont judge a book by the cover, this home has more to offer than you first see.

This detached house is set over three floors, is set in a cul de sac location, and has beautiful woodland behind.

The accommodation, really can be used in so many different ways, at present it comprises on the hall floor level, a hallway with stairs going up and downstairs plus door to the integral garage, kitchen, a 22ft lounge/diner with 2 sets of doors onto the amazing balcony, a place to enjoy alfresco dining or a morning coffee. On the lower ground floor you have bedroom 4 with a door onto the garden, a bathroom, a handy walk in storage room, sitting room with door on to the garden, and a home office. The First floor you have 3 good size bedrooms, a bathroom and shower room, so altogether you have 4 bedrooms, 3 reception rooms, 3 bathrooms, kitchen, lounge/diner and an integral garage.

Lets add in the outside space, a wonderful balcony over looking the very well kept garden which is perfect for entertaining family and friends. Plus to the front, there is off street parking for at least 3 vehicles.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house
- 4 bedrooms
- 22ft lounge/diner
- Beautiful garden
- Large balcony
- Sitting room and office
- 3 bathrooms
- Garage and parking for 3-4 vehicles
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stair to first floor and lower ground level, door to the integral garage

Lounge/diner:

6.80m x 3.92m (22' 4" x 12' 10") Radiators, two sliding double doors to the balcony

Kitchen:

3.53m x 2.36m (11' 7" x 7' 9") Sink unit, a range of floor and wall units, built in oven, hob, microwave and extractor hood, double glazed window, breakfast bar, larder cupboard, integrated dishwasher, fridge and washing machine

Balcony:

A lovely place to sit and unwind, with Woodland outlook.

Lower ground floor:

Hallway:

Walk in storage room, doors to the sitting room, bathroom, bedroom 4

Sitting room:

3.94m x 3.20m (12' 11" x 10' 6") Radiator, sliding double glazed door to the garden

Office:

4.30m x 2.28m (14' 1" x 7' 6") Radiator, double glazed window

Walk in storage room;

2.31m x 1.53m (7' 7" x 5' 0") Perfect for storing Christmas decorations, suitcases, hoovers etc

Bedroom 4:

3.94m x 3.10m (12' 11" x 10' 2") Radiator, door to the garden

Bathroom:

Bath, wash hand basin, WC (not mains drainage) double glazed window

First floor landing:

Cupboard, double glazed window

Bedroom 1:

4.40m x 3.27m (14' 5" x 10' 9") Radiator, double glazed window

Bedroom 2:

3.42m x 3.39m (11' 3" x 11' 1") Radiator, double glazed window

Bedroom 3:

3.25m x 2.97m (10' 8" x 9' 9") Radiator, double glazed window

Bathroom:

Bath, double glazed window, wash hand basin

Shower room:

Shower cubicle, wash hand basin, WC, double glazed window

Garage and parking:

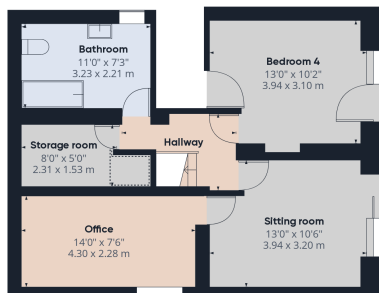
4.76m x 2.51m (15' 7" x 8' 3") A SINGLE INTEGRAL GARAGE with light and power, up and over door....to the front the driveway provides parking for 3-4 vehicles

Rear garden

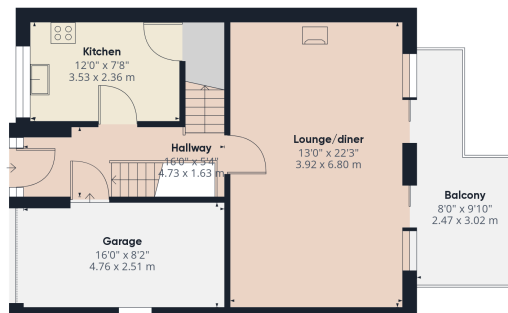
Good size patio area, a lovely area of lawn, an abundance of flowers, shrubs and plants, a beautiful place to unwind and entertain family and friends



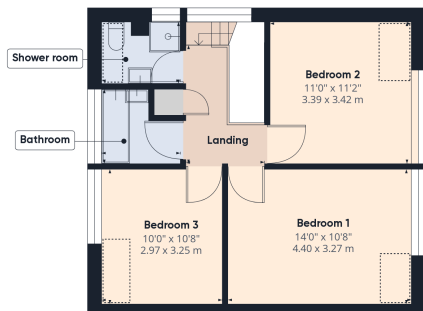
FLOORPLAN & EPC



Floor 0



Floor 1



Floor 2



Approximate total areaTM

1620.94 ft²
150.59 m²

Reduced headroom

43.81 ft²
4.07 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

