

**Selbourne Road, Weston-Super-Mare, Somerset. BS23 4LU**

**£425,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after area of Weston, within the desirable Southward district and set along the attractive Selbourne Road, this lovely four-bedroom semi-detached family home offers spacious, well-balanced accommodation with excellent outdoor space, parking and a superb south-facing garden. The property is ideally positioned on a quiet residential road, making it perfect for families, professionals and anyone seeking a peaceful yet well-connected location. Upon entering the home, you are welcomed by a generous entrance hall which immediately gives a sense of space and warmth. Stairs rise to the first-floor landing, while the hall also provides access to a convenient downstairs WC, ideal for guests and everyday family living. The ground floor accommodation flows well, creating a practical and comfortable layout for both entertaining and daily life. The living room offers a bright and relaxing space, perfect for unwinding in the evenings, while the separate dining room provides an excellent setting for family meals or hosting friends. The kitchen is well placed to the rear of the property, offering a functional and sociable space, making it ideal for indoor-outdoor living during the warmer months. Upstairs, the property boasts four well-proportioned bedrooms, making it a fantastic choice for growing families or those needing extra space for a home office or guest rooms. The family bathroom serves the first floor and completes the main living accommodation. A further set of stairs leads to a useful loft room, which benefits from a skylight and provides additional versatile space, perfect as a hobby room. Externally, the home continues to impress. The south-facing rear garden enjoys plenty of natural sunlight throughout the day, making it ideal for outdoor dining, entertaining, or simply relaxing. To the front, the property benefits from off-road driveway parking as well as a garage, providing excellent storage and secure parking options.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House in Great Location
- Four Bedrooms
- South Facing Garden
- Off Road Driveway Parking
- Loft Room
- Two Reception Rooms
- Downstairs WC
- Garage



## ROOM DESCRIPTIONS

### Entrance

Driveway leading to main front door opening through to;

### Entrance Hall

Access to dining room, living room and kitchen, downstairs cloakroom, radiator and stairs rising to first floor landing.

### Dining Room

12' 2" x 16' 6" (3.71m x 5.03m) Double glazed bay windows to front aspect, radiator, feature fireplace.

### Living Room

11' 3" x 13' 7" (3.43m x 4.14m) Double glazed sliding doors to rear garden, fireplace and radiator.

### Downstairs WC

3' 4" x 3' 11" (1.02m x 1.19m) Double glazed obscure window to side aspect, low level WC and storage cupboard

### Kitchen

8' 1" x 17' 10" (2.46m x 5.44m) Double glazed windows to rear aspect, double glazed door to side aspect. Range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space and plumbing for dish washer, space for fridge/freezer, integrated hob and oven, space for dining room table, radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

10' 11" x 16' 0" (3.33m x 4.88m) Double glazed bay windows to front aspect, radiator.

### Bedroom Two

11' 3" x 13' 8" (3.43m x 4.17m) Double glazed window to rear aspect, radiator.

### Bedroom Three

8' 0" x 9' 7" (2.44m x 2.92m) Double glazed window to front aspect, radiator.

### Bedroom Four

8' 11" x 8' 4" (2.72m x 2.54m) Double glazed window to rear aspect, radiator.

### Bathroom

4' 10" x 8' 5" (1.47m x 2.57m) Double glazed obscure window to side aspect, fully enclosed corner shower with shower attachment, low level WC, wash hand basin and heated towel rail

### Stairs Rising to Loft Room

### Loft Room

10' 1" x 11' 7" (3.07m x 3.53m) Sky light allowing light to come in, storage access into eaves, radiator.

### Rear Garden

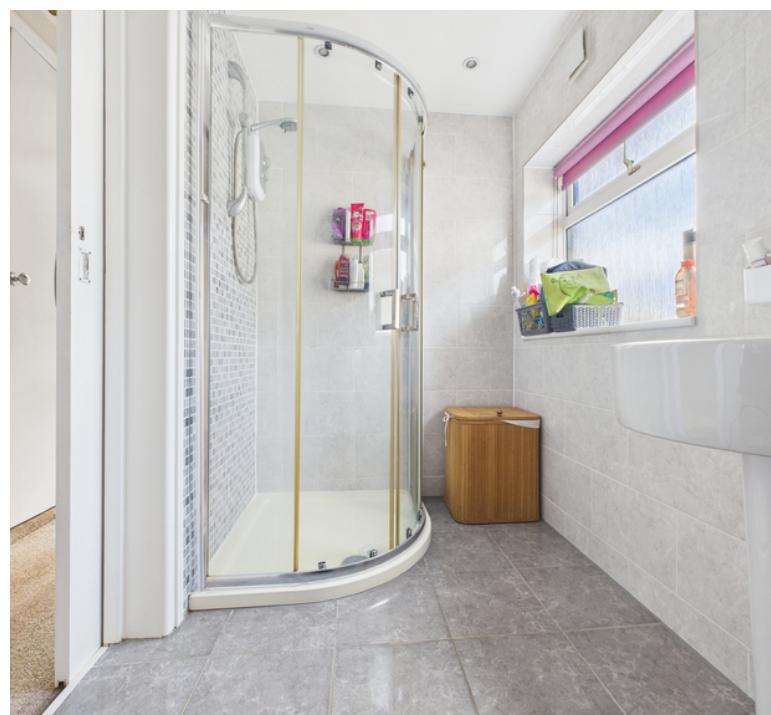
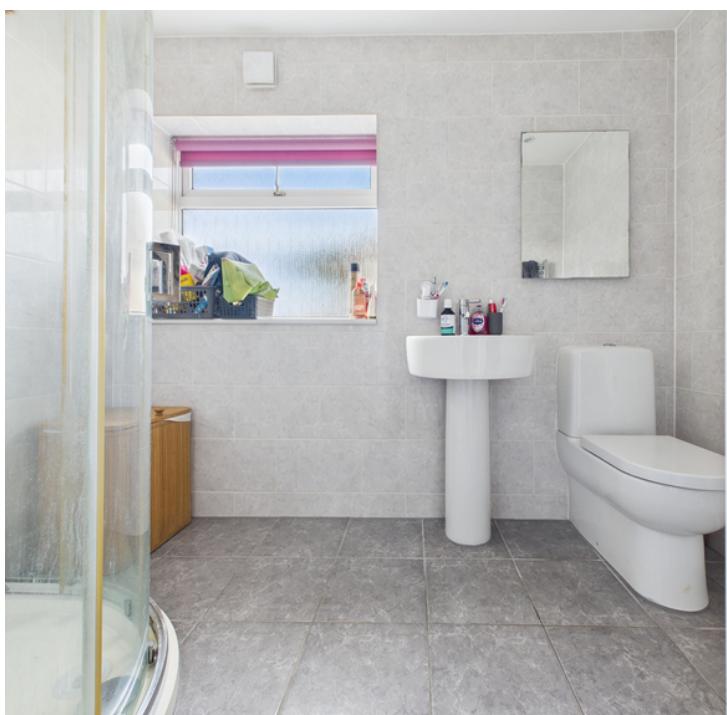
Laid to lawn and decking, south facing with access to garage.

### Parking

Blocked pave driveway parking

### Garage

Up and over door



## FLOORPLAN & EPC

