

14 Hillcroft Close, Worlebury Weston-Super-Mare, Somerset.

BS22 9RY

£410,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX PRESENTS ... This well presented semi detached house in a quiet cul de sac in Worlebury offers 3 bedrooms upstairs with a 4th/study downstairs, lovely open plan kitchen diner with doors to the rear garden, and a separate living room. The property is approached via the driveway parking for 2 to the front with steps up to the front entrance hall which has a cloakroom with WC and wash basin. To the front of the property there is a good sized living room with log burner and a bay window looking towards the estuary beyond. Also to the front is the 4th bedroom or study which also has access to a utility area for washing machine and dryer. To the rear of the house the kitchen has been opened up into the dining area and further into the conservatory, which now has a solid/pitched roof and doors to the garden. The kitchen offers a range of wall and base units with worktops over, space for 6-ring gas range-style cooker with extractor hood over, spaces for dishwasher, wine fridge and fridge freezer and an inset white ceramic sink/drainer. Upstairs there are 3 bedrooms, the front 2 having estuary views, and the family bathroom which has a white suite of WC, wash basin, large corner shower and a bath. Outside to the rear the garden has a decking area for table and chairs, steps down to an area of lawn, a side entrance to the front, and a great covered area for seating for inclement weather. This lovely property is well presented throughout and really deserves to be viewed so please call.

FEATURES

- Impressive semi detached family home
- Three / Four Bedrooms
- Driveway parking for 2 to front
- Cul De Sac Location
- Great views across the channel to front
- Separate living room
- Large kitchen diner with doors to garden
- Cloakroom & utility area
- Study or Bedroom 4
- Council Tax Band - D
- EPC - E



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Cloakroom has a white suite of WC and wash basin; radiator; stairs to first floor

Living Room

17' 5" into bay x 11' 1" (5.31m x 3.38m)
Radiator; Upvc double glazed bay window to front views; log burner

Kitchen Diner

Radiator; Log burner; Upvc double glazed window to rear; kitchen has been opened up into the dining area and further into the conservatory, which now has a solid/pitched roof and doors to the garden.

The kitchen offers a range of wall and base units with worktops over, space for a 6-ring gas range-style cooker (not included in the sale but can be agreed separately) with extractor hood over, spaces for dishwasher, wine fridge and fridge freezer and an inset white ceramic sink/drainer

Kitchen Area 14'8 x 8'5

Lounge Area 13'5 x 11'

Conservatory Area 14' x 9'

Bedroom 4 / Study

9' 2" x 7' 11" (2.79m x 2.41m) Radiator; Upvc double glazed window to front; door to utility area which has washing machine and dryer

Bedroom 1

18' 0" into bay x 11' 2" (5.49m x 3.40m)
Radiator; Upvc double glazed window to front views

Bedroom 2

13' 5" x 11' 2" (4.09m x 3.40m) Radiator; Upvc double glazed window to rear

Bedroom 3

15' 8" x 8' 3" (4.78m x 2.51m) Radiator; Upvc double glazed window to front views

Bathroom

Feature Towel Radiator; Upvc double glazed window to rear; white suite of WC, wash basin, large corner shower and a bath.

Outside

FRONT - paved parking for 2 vehicles; side gate to rear garden; steps to front entrance

REAR - Outside to the rear the garden has a decking area for table and chairs, steps down to an area of lawn, a side entrance to the front, and a great covered area for seating for inclement weather.

PLEASE NOTE - These particulars, whilst believe to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



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