

32 Jocelin Drive, Worle, Weston-Super-Mare, Somerset.
BS22 7YF

£465,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious and extended detached family home is located in a cul de sac in a sought-after area of Weston and offers 4 or even 5 bedrooms, extended kitchen diner, a lovely garden and a garage with parking. The property is approached via a small lawn area to the front to the front entrance hall which has doors to all downstairs rooms, stairs to the first floor and a cloakroom with WC and wash basin. The living room is a great size and has a log burner and bi-fold doors to the rear out to the extended kitchen diner to the rear which has french doors out to the rear garden. The kitchen is a fantastic area and offers a range of wall and base units with worktops over, 5-ring gas range-style cooker with extractor hood over, spaces for dishwasher, washing machine, dryer and fridge freezer, inset stainless steel sink and drainer, an island area for storage and food preparation, a further door to the rear garden and a useful under-stairs cupboard. To the ground floor there is also a large study which could easily become Bedroom 5. Upstairs there are 4 bedrooms with 2 having their own en suites of WC, wash basin and shower. The main family bathroom offers a white suite of WC, wash basin and a bath with shower over and a glass screen. Outside to the front there is a lawn area and driveway parking leading to the single garage which has an up and over door to the front. To the rear the garden has a large deck area off the kitchen diner for table and chairs, a central lawn area with shrub borders, a timber garden shed, side gate to the front and a rear access door to the garage which has power and lighting.

FEATURES

- Superb extended Detached house
- Four bedrooms
- Study / Bedroom 5 to ground floor
- Two en suites / Cloakroom
- Extended Kitchen Diner with doors to garden
- Cul de Sac Location
- Private and secluded rear garden
- Garage & driveway parking
- EPC - TBA
- Council Tax Band - D



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Stairs to the first floor.
Access to all downstairs rooms.
CLOAKROOM - with WC and wash basin;
radiator

Living Room

18' 9" x 10' 0" (5.71m x 3.05m) Radiator; Upvc double glazed window to front; bi folds to kitchen diner; log burner

Kitchen Diner

24' 8" x 15' 7" (7.52m x 4.75m) L-shaped in total; Radiator; Upvc double glazed windows and door/s to rear

DINING AREA - approx 13' x 8'8 with french doors to rear garden

KITCHEN AREA - approx 15'7 x 10'6 with a range of wall and base units with worktops over, 5-ring gas range-style cooker with extractor hood over, spaces for dishwasher, washing machine, dryer and fridge freezer, inset stainless steel sink and drainer, an island area for storage and food preparation, a further door to the rear garden and a useful under-stairs cupboard.

Study / Bed 5

9' 7" x 7' 8" (2.92m x 2.34m) Radiator; Upvc double glazed window to front

Bedroom 1

13' 0" x 10' 1" (3.96m x 3.07m) Radiator; Upvc double glazed window to rear'; door to en suite

En Suite to Bed 1

Towel Radiator; Upvc double glazed window to front; WC, wash basin and corner shower

Bedroom 2

13' 0" x 12' 4" (3.96m x 3.76m) Radiator; Upvc double glazed window to front; door to en suite

En Suite to Bed 2

Towel Radiator; Upvc double glazed window to rear; WC, wash basin and shower

Bedroom 3

Radiator; Upvc double glazed window to front; built in cupboard storage

Bedroom 4

10' 7" x 8' 6" (3.23m x 2.59m) Radiator; Upvc double glazed window to rear

Bathroom

7' 6" x 5' 5" (2.29m x 1.65m) Towel Radiator; Upvc double glazed window to front; suite of WC, wash basin and a bath with shower over and a glass screen.

Outside

FRONT - Outside to the front there is a lawn area and driveway parking leading to the single garage which has an up and over door to the front.

REAR - To the rear the garden has a large deck area off the kitchen diner for table and chairs, a central lawn area with shrub borders, a timber garden shed, side gate to the front and a rear access door to the garage

GARAGE - approx 15'8 x 8'2 - Up and over door to front; rear door to garden; has power and lighting.



FLOORPLAN & EPC

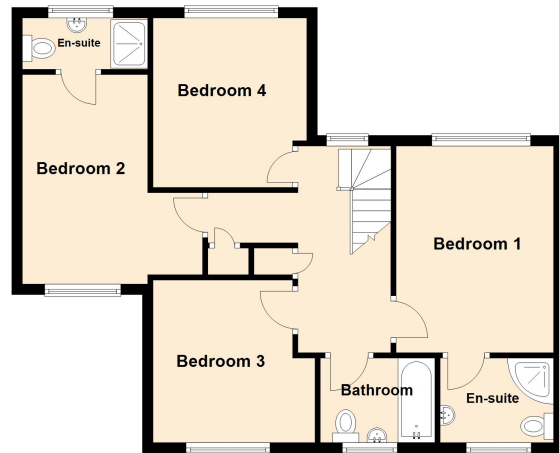
Ground Floor

Approx. 74.9 sq. metres (806.7 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.2 sq. feet)



Total area: approx. 137.3 sq. metres (1477.9 sq. feet)