

**The Ivy House, Meadowlands, St Georges, Weston-Super-Mare.
BS22 7EZ**

£400,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HouseFox Estate Agents present - An Impressive and Beautifully Presented Detached Family Residence.

Nestled discreetly within one of the area's most sought-after and tranquil cul-de-sacs, this exceptional three/four bedroom detached family home has been meticulously reimagined and enhanced to offer a standard of living that is as refined as it is versatile.

The property exudes contemporary elegance, seamlessly blending thoughtful design with luxurious comfort, making it a true sanctuary for modern family life. Upon entering, one is immediately greeted by a sense of light, space and sophistication. The accommodation flows effortlessly and includes:

A welcoming reception hallway, setting the tone for the stylish interiors that follow. An outstanding open-plan lounge, dining and kitchen area – a spectacular living & entertaining space designed to impress. Bathed in natural light, this beautifully arranged room combines contemporary design with warm functionality, featuring a high-specification kitchen with integrated appliances, sleek cabinetry and generous work surfaces. A discreet utility room, offering practicality whilst maintaining the property's sense of elegance and finally a versatile additional reception room or ground floor bedroom.

The first floor continues the theme of quality and comfort, providing: A sumptuously proportioned master bedroom with a stylish en-suite shower room, a serene haven blending sophistication with relaxation. Two further well-appointed bedrooms, each exuding comfort and charm. A beautifully finished family bathroom, designed with both luxury and practicality in mind.

The exterior of this fine home is equally captivating. To the front, the property enjoys private off-road parking, while to the rear lies a magnificently landscaped garden – a carefully curated outdoor haven, designed to attract the sun throughout the day and offering an idyllic backdrop for both quiet reflection and entertaining in style.

Perfectly positioned, the residence benefits from: Inclusion within the catchment area of well regarded schools, enhancing its appeal to families seeking the very best educational opportunities.

Close proximity to a wide array of local amenities, ensuring everyday life is both effortless and refined. Superb connectivity, with Worle Parkway railway station and junction 21 of the M5 motorway just moments away, providing swift and convenient access to regional and national destinations.

This remarkable home is a rare offering in today's market – a property of exceptional quality and sophistication, set within a desirable location. HouseFox EA warmly invite discerning buyers to arrange a private viewing in order to fully appreciate the elegance, lifestyle and distinction this residence affords. Call now on 01934 314242.

FEATURES

- Modern Extended Detached House
- Beautifully Finished
- Three/Four Bedrooms
- Ground Floor WC, Family Bathroom & En-suite
- Open-Plan Living Space
- Stunning Kitchen & Utility Rm
- Viewing Highly Advised
- All Local Facilities Nearby



ROOM DESCRIPTIONS

Ground Floor

HALLWAY

Stairs to first floor, custom built under stair storage facility, inset ceiling spotlights, radiator, real wood flooring, double glazed window to front, access to all principal rooms.

L-SHAPED OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

Lounge: Double glazed walk-in bay window to front, feature TV wall with attractive slate walling, inset lighted log-effect fire, further inset alcoves with spotlights, radiator, open access to:

Dining Room: Feature wall mounted radiator, beautiful bifold doors open directly onto a sun-drenched garden, which enjoys sunlight throughout the day, real wood flooring.

Kitchen: Fitted with a range of high gloss fronted wall and base units with complementing work surface, inset 1 1/2 bowl sink unit with mixer tap over, attractive tiled splashbacks and walling, 4-ring electric hob, built-in oven, built-in slimline dishwasher, real wood flooring.

Door through to:

UTILITY ROOM/CLOAKROOM

Selection of wall and base units with complementing work surface, inset sink unit, close coupled WC, plumbing and recess for washing machine, further recess for tumble dryer, inset ceiling spotlights, radiator, double glazed door providing access to rear garden and side access.

RECEPTION ROOM/BEDROOM 4

Double glazed window to front, built-in TV wall incorporating lighted log-effect fire, radiator.

From the Hallway, stairs rising to:

First Floor

LANDING

Double glazed window to side, airing cupboard housing tank and shelving, access to roof area.

BEDROOM 1

Double glazed window to rear, selection of built-in double wardrobes, radiator, access through to:

EN-SUITE

Fully tiled shower cubicle, wash hand basin, close coupled WC, radiator, obscure double glazed window to side.

BEDROOM 2

Double glazed window to front, radiator.

BEDROOM 3

Double glazed window to front, radiator.

BATHROOM

Panelled bath with mixer shower taps and mains Rainfall shower over, close coupled WC, wash hand basin, tiled splashbacks, wall mounted towel rail, inset ceiling spotlights, obscure double glazed window to front.

Outside

This attractive home occupies a generous corner plot, with convenient parking to the front and further parking available in the adjoining lay-by, comfortably accommodating up to two additional vehicles.

The rear garden is a true highlight of the property, extending to approximately 34'5" x 29'1" (10.50m x 8.88m). Beautifully landscaped and enclosed by panelled fencing, it offers an excellent degree of privacy and enjoys sunshine throughout the day. Designed with both relaxation and entertaining in mind, the garden features a patio in the left-hand corner, a decked area with gazebo to the right-hand corner, and a spacious decked terrace directly accessible from the Dining Room — perfect for summer gatherings. A central lawn provides a lush backdrop, complemented by a striking wood-fired pizza oven, ideal for outdoor dining.

To the side of the property, a purpose-built lean-to shed provides practical storage space and to the front of the property a further bike store with immediate access to the road.

Agents Note

All approximate room measurements are shown on the attached floorplan.

Freehold Property, EPC: D, Council Tax Band: D

PLEASE NOTE - These particulars, whilst believed 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLAN & EPC

