

Spruce Way, Weston Village, Weston-Super-Mare, Somerset.

BS22 8HX

£279,995 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in a cul-de-sac in Weston Village, this semi-detached house is a true gem, meticulously designed and well presented. Stepping through the front door, you are greeted by the inviting expanse of an open plan lounge/diner, a space that seamlessly blends modern elegance with a welcoming atmosphere. The pièce de résistance? Bi-fold doors that beckon you into a charming conservatory

As you explore further, you'll discover three bedrooms, a kitchen and cloakroom. The private rear garden unfolds like a hidden oasis, a perfect canvas for outdoor gatherings or quiet moments of reflection.

Convenience is woven into the fabric of this home, with double glazing, gas central heating and a driveway leading to the garage ensuring that your vehicles are always secure, garage also has a personal door to the kitchen.

The bathroom, a sanctuary in itself, is a haven of relaxation. Featuring both a bath and a separate corner shower cubicle, it offers options for unwinding after a long day—a personal retreat where you can indulge in a soothing soak or rejuvenating shower.

In this cul-de-sac haven, life unfolds in perfect harmony—a symphony of comfort, style, and practicality. Each room tells a story, and the overall narrative is one of a well-balanced, beautifully crafted home, waiting for its next chapter to be written by you. Welcome to a place where every detail has been considered, and every space invites you to make it your own.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Superb semi-detached house
- 3 bedrooms
- Good size lounge/diner
- Conservatory overlooking the garden
- Garage and parking
- Cloakroom
- Bathroom with bath and separate shower cubicle
- Private garden
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, radiator, doors to the lounge/diner, kitchen and cloakroom

Cloakroom:

Low level WC, wash hand basin, radiator,

Living room:

13' 0" x 11' 2" (3.96m x 3.40m) Double glazed window, radiator, central feature fireplace with electric fire, open plan to the dining room

Dining room:

8' 11" x 8' 10" (2.72m x 2.69m) Radiator, bi-fold doors to the conservatory

Conservatory

9' 1" x 6' 7" (2.77m x 2.01m) Double glazed windows, radiator, double glazed double doors to the garden

Kitchen:

11' 8" x 8' 7" (3.56m x 2.62m) sink unit, floor and wall units, built in oven and hob, plumbing for washing machine and dishwasher, double glazed window, door to the garage

First floor landing

Cupboard, loft access

Bedroom 1:

12' 8" x 11' 1" (3.86m x 3.38m) Radiator, double glazed window

Bedroom 2:

9' 10" x 9' 8" (3.00m x 2.95m) Radiator, double glazed window

Bedroom 3:

8' 7" x 7' 10" (2.62m x 2.39m) Double glazed window, radiator

Bathroom:

Bath, separate corner shower cubicle, wash hand basin, low level WC, double glazed window, heated towel rail

Garage and parking

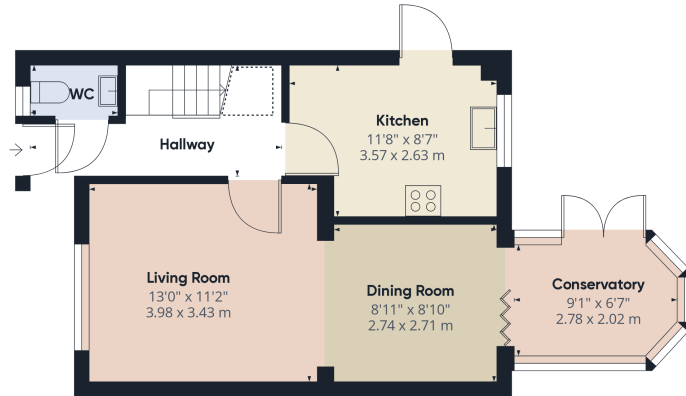
The driveway provides parking for 2 vehicles and leads to the SINGLE GARAGE which has an up and over door, light, power plus door to the garden,

Rear garden:

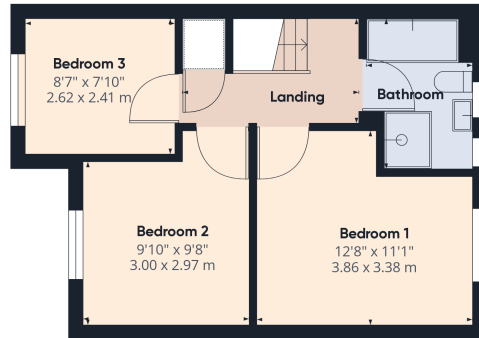
A private garden with no houses directly behind....decked area with artificial grass on top, lawn area, plus a OUTHOUSE with wooden flooring



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area¹⁾
820.01 ft²
76.18 m²

Excluding balconies and terraces

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

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