

11 Thornbury Drive, Uphill, Weston-Super-Mare, Somerset.
BS23 4YF

Offers in excess of £315,000 Freehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

*** Fabulous Uphill, Nr. Weston-super-Mare - Beach, Countryside, Community all on your door step with the facilities of a large town just a few minutes drive away ***

HouseFox Estate Agents are delighted to market this extended three bedroom semi-detached chalet style house situated in a cul-de-sac and just a two minute walk to the beach.

Presented in good order throughout our vendors have re-wired in 2017 plus a new Dormer roof in 2019 & Utility/Car port roof in 2022.

Offering extended ground floor accommodation with a Hall, large Lounge/Diner, Kitchen & Bathroom plus a detached garage converted into a Studio/Office with a large Utility Room to the front.

Upstairs there are three bedrooms (two doubles plus a single room) plus a useful WC.

Outside the property sits on a good size level plot with ample driveway parking for three vehicles plus a good size lawned area behind a low stone built wall.

To the rear a similar size garden also laid mostly to lawn with a patio area to the immediate rear of the property. The rear garden is quite secluded & private.

Located in super desirable Uphill Village this lovely home is sure to attract much attention & we recommend an early viewing in order to fully appreciate both the spacious internal accommodation & secluded rear gardens.

Our vendors ask for serious enquiries only please with all applicants ideally proceedable or at least on the market.

FEATURES

- Uphill Village Location
- Semi-Detached Chalet style House
- Three Bedrooms
- Bathroom & WC
- Good Size Level Plot
- Garage Conversion
- Easy Walk to Beach & Countryside
- Good Order Throughout
- EPC - D
- Freehold
- Council Tax - Band C



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Via wood effect uPVC double-glazed door with side panel. Stairs rising to first floor with under stairs storage. Radiator. Door to lounge and bathroom.

Lounge

Dual aspect with uPVC double-glazed window to front aspect & modern double glazed patio doors plus side panels to the rear. TV and telephone point. Radiator. Wall-mounted gas fire. Door to

Kitchen

A modern kitchen fitted with eye and base level unit with wood-effect worktop surface over. Inset single drainer stainless steel sink with mixer tap and tiled splash backs. Built-in-4-ring hob with oven under and extractor over. Space and plumbing for washing machine. Wall-mounted Glow Worm boiler. Space for tall fridge freezer. Rear aspect uPVC double-glazed window. Side aspect uPVC double-glazed door.

Ground Floor Bathroom

Modern white suite comprising panel bath with mixer taps and hand held shower attachment, low level W.C and pedestal wash hand basin with central mixer tap. Part tiled walls. Heated towel rail. Side aspect obscured uPVC double-glazed window.

Garage Conversion/Studio & Utility Room

To the side of the property there is a large covered Utility area with doors to front driveway, Kitchen & the Studio which has a tiled floor, power & light plus large picture window to rear.

First Floor

First Floor Landing

Side aspect uPVC double-glazed window. Storage cupboard. Loft access.

Bedroom One

Front aspect uPVC double-glazed window. Wall-length built-in wardrobes. Radiator.

Bedroom Two

Rear aspect uPVC double-glazed window. Useful storage cupboard.

Bedroom Three/Study

Rear aspect uPVC double-glazed window. Radiator.

Separate W.C.

Comprising low level W.C and pedestal wash hand basin. Side aspect uPVC double-glazed window.

Outside

To the rear the garden is a real feature of the sale - very private and laid largely to lawn with a part paved patio to the immediate rear of the property. To the front a good size driveway suitable for parking three vehicles with a level lawned area set behind a low brick wall.

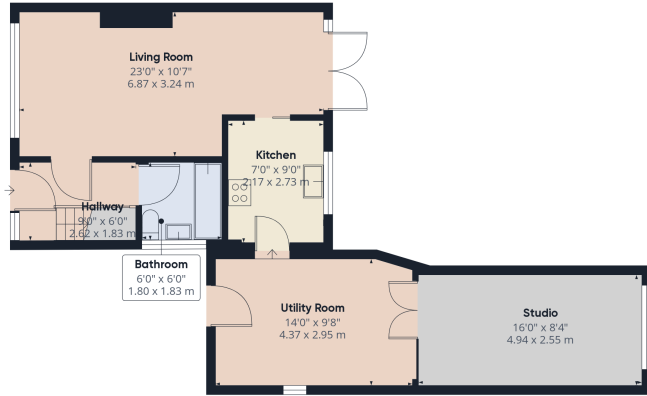
Agents Addendum

All approximate room measurements are shown on the attached floorplan.

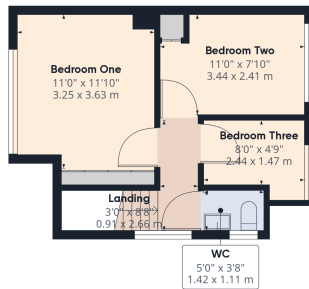
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or 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



Floor 0



Floor 1



Approximate total area⁽¹⁾
 967.57 ft²
 89.89 m²

(1) 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.

GIRAFFE360

