

Lincoln Lane, Weston-Super-Mare, Somerset. BS24 8AW

£290,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to market this outstanding Three bedroom semi detached property with additional home office/ games room within the attached garage.

Designed and finished by Charles Church who are renown for high quality presentation, this house has been maintained in immaculate 'turn-key' condition with clean & minimalistic white walls & to the ground floor low maintenance flooring & carpet on the first floor. This fabulous property is ready to simply move in, unpack & start enjoying living in your super new home.

Accommodation is arranged over two floors and comprises generous sized living room with a feature exposed brick wall and French doors open onto the landscaped gardens, fitted kitchen/breakfast room with integrated appliances, entrance hall and cloakroom.

The first floor offers a primary bedroom with en-suite including a double size shower, two further bedrooms, main bathroom and storage cupboard.

Of particular note is the garage has been transformed into a smart office with heating, LED lighting and access door to a smaller garage area perfect for bikes and storage.

The rear garden has been landscaped offering a level lawn with maturing colourful shrubs to borders plus a large well maintained timber decked area, fully enclosed and safe for pets or children.

In addition there is also off street parking for one car, gas central heating, double glazing and superb decorations. The tenure of this home is Freehold and the Energy Efficiency is an exceptional Grade B.

This fabulous family home is sure to attract much attention & we recommend an early internal inspection to fully appreciate the stylish accommodation presented in immaculate order throughout.

FEATURES

- Stunning Three Bedroom Semi-Detached
- Excellent Decorations + Finishings
- Outstanding Living Room + French Doors
- Bathroom, En-Suite Shower + Cloakroom
- Studio/Office Room
- Landscaped Garden, Lawn + Decking
- EPC Rating B.
- Council Tax - Band C
- Freehold



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Access via main door with canopy roof above, stairs and spindling to the first floor.

Cloakroom

Double glazed window, extractor, tiled splash backs above the bowl wash hand basin, mixer set tap and cabinet storage below, low level wc.

Kitchen/Breakfast Room

Superb fitted kitchen finished with cream fronted units, matching work surfaces with tiled splash backs, brush chrome handles and taps, tiled flooring and space for a dining or breakfast table. Comprising base and eye level cupboards, drawers, integrated washing machine, oven, hob and extractor hood. Also a double glazed window, radiator and extractor.

Living Room

A truly outstanding living room - perfect for entertaining with ample space for Lounge & Dining areas. There is an exposed feature brick wall, double glazed french doors open onto the garden with side windows, double radiator, large storage cupboard under the stairs.

First Floor

Landing

Built in linen cupboard, access to all rooms and hatch to the loft space.

Bedroom One

Front aspect tall double glazed window, radiator, door to en-suite.

En-Suite Shower Room

Double size shower cubicle with tiled splash backs and glass screen sliding doors, low level wc, pedestal wash hand basin with mixer set tap, radiator, extractor, double glazed window.

Bedroom Two

Double size bedroom with rear aspect double glazed window, radiator.

Bedroom Three

Generous sized single bedroom, double glazed window and radiator.

Bathroom

Three piece suite with a panel enclosed bath, tiled splash backs and mixer set tap, low level wc, pedestal wash hand basin, radiator, extractor and double glazed window.

Rear Lawned Garden

16' 8" x 22' 6" (5.08m x 6.86m)

Landscaped garden finished with lawn, flower border, patio adjoining the house, enclosed by wall and fencing, courtesy door to the office and access to the Timber Decked Area.

Timber Decked Area

12' 8" x 18' 8" (3.86m x 5.69m)

Generous sized timber decked area, perfect for enjoying a sunny afternoon, safe and enclosed.

Home Office/Studio

Originally a full size garage which has been transformed into a smart office/study with electric heaters, feature brick exposed wall, LED lighting, spotlights, brushed steel power points, double glazed door to a small garage area.

Small Garage/Storage Area

Still retaining the original part of the garage with up and over door, power and light, roof storage. Additional insulation for heat retention.

Front Area & Driveway

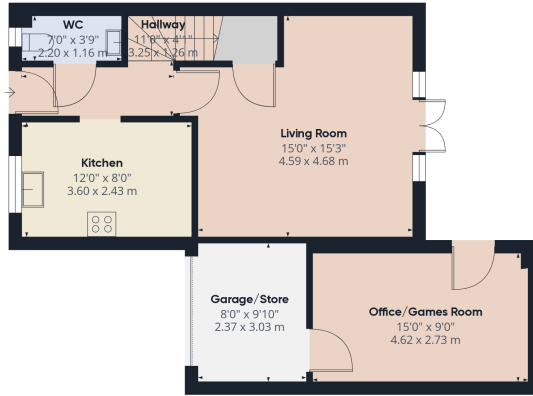
Paved path to the main door with disability/push chair access to the main door, parking for one car.

Notes:

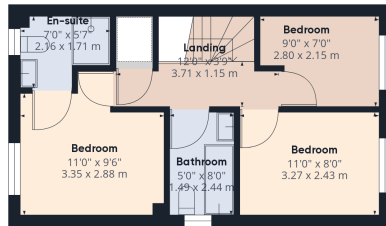
1. The exterior of the property is shortly due to be professionally cleaned.
2. All approximate room measurements are shown on the attached floorplan.
3. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or 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.
4. Buyers should check whether the Studio requires any change of use permissions etc.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
 1001.58 ft²
 93.05 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.

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