

Little Orchard, Uphill, Weston-Super-Mare, Somerset. BS23 4SU

£625,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....This description paints a vivid picture of a desirable family home in Uphill Village. The combination of its location, modern amenities, and ample space makes it very appealing.

The open-plan kitchen, family room, and dining room, along with bi-fold doors leading to the garden, create a great environment for entertaining. The proximity to key amenities like local shops, schools, public houses, a beach, a hospital, and the golf club adds a lot of convenience. The home's features, such as the lounge with a wood burner, four bedrooms, four bathrooms, and a lovely rear garden with an outdoor office/Gym with covered area for a Hot Tub indicate a well-designed space that balances comfort with style. Off-street parking for four cars and efficient features like gas central heating, solar panels, and double glazing make it even more practical for a family setting.

The Rhyne at the back of the garden adds a touch of natural beauty to this sought-after location. Overall, it's a fantastic property that offers a blend of lifestyle, location, and luxury in a charming village setting.

FEATURES

- Detached home
- 4 bedrooms
- Fantastic open Kitchen/family room/dining room
- Bi-fold doors from the family room area
- Outside office/Gym
- Parking for 4 vehicles
- 4 bathrooms
- Lovely garden
- Walking distance of the beach, and amenities
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the porch:

Porch:

Door to the lounge, door to the downstairs shower room.

Lounge:

5.90m x 4.52m (19' 4" x 14' 10") Wood burner, double glazed window, stairs to the first floor

Shower room:

Shower cubicle, wash hand basin, WC, door to the dining room

Kitchen:

5.46m x 3.53m (17' 11" x 11' 7") Sink unit, floor and wall units, 6 ring cooker, integrated dishwasher, spotlights, under floor heating, central island

Family room:

8.63m x 5.47m (28' 4" x 17' 11") Bi-fold doors to the garden, 2 skylights, radiator, opening to the dining room

Dining room:

7.70m x 3.60m (25' 3" x 11' 10") Door to the side, double glazed window, under floor heating

First floor landing:

Split level

Bedroom 1:

4.72m x 3.54m (15' 6" x 11' 7") Built in Sharps Wardrobes, double glazed window with outlook towards the hill, radiator, door to walk in wardrobe

Walk in wardrobe

En-suite shower room:

Shower cubicle, wash hand basin, WC, 2 double glazed windows,

Bedroom 2:

4.01m x 3.23m (13' 2" x 10' 7") Radiator, double glazed window with outlook towards the hill, door to the en-suite

En-suite shower room:

Shower cubicle, wash hand basin, WC, radiator

Bedroom 3:

3.33m x 3.30m (10' 11" x 10' 10") Radiator, double glazed window

Bedroom 4:

2.65m x 2.19m (8' 8" x 7' 2") Radiator, double glazed window

Bathroom:

Bath, wash hand basin, WC, double glazed window, radiator

Rear garden:

Artificial grass, raised decked area, covered area perfect for a hot tub, patio area

Outside office/Gym:

Built in 2022, the room has an electric fire, double glazed double doors to the garden

Parking:

To the front, there is parking for 4 vehicles and a car charging point

NOTES;

The under floor heating is in the lounge, kitchen, and dining room. The extension was added in 2021. Solar panels are owned and they were fitted in 2023



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
2062.27 ft²
191.59 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. Calculations are based on RICS IPMS 3C standard.

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