

South Lawn Close, Locking, Weston-Super-Mare, Somerset.

BS24 8AE

£390,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled within a quiet cul-de-sac in the highly sought-after village of Locking, this spacious and versatile home offers an excellent opportunity for anyone looking to put their own stamp on a property. Situated on a generously sized plot with pleasant views towards Hutton, this charming residence provides a wonderful balance of peaceful living while remaining close to local amenities, schools and transport links. Approached via a driveway providing parking and access to the garage, the property opens into a welcoming entrance hall that immediately offers a sense of space. From here, the ground floor accommodation flows beautifully. There are two well-proportioned bedrooms on this level, ideal for guests, family members, or even as additional workspace. The kitchen offers good storage and worktop space and could easily be modernised to create a stylish cooking and dining area. A family bathroom serves the ground floor well. Towards the rear of the property, you will find a generous lounge featuring plenty of natural light, making it an inviting space for relaxing or entertaining. Adjacent to the lounge is an additional living room, perfect as a snug, play area or formal dining room, along with a study area that is ideal for anyone working from home or seeking a quiet reading nook. This layout provides excellent flexibility and caters perfectly to modern living. Returning to the entrance hall, stairs rise to the first-floor landing where you will find a further bedroom accompanied by an additional bathroom. This upper-level arrangement offers privacy and would work wonderfully as a primary suite, a teenager's retreat, or guest accommodation. Outside, the rear garden is a real highlight. Fully enclosed and offering an impressive amount of space, it provides a safe and private area for children, pets, outdoor dining or gardening enthusiasts. The garden also benefits from access to the garage, making storage and practicality even easier. While the property would benefit from some modernisation, it presents an exciting opportunity for buyers looking to create a home tailored to their own taste and needs. With its generous rooms, flexible layout, superb plot size and desirable cul-de-sac location, this is a home packed with potential.

FEATURES

- 360 VIDEO TOUR AVAILABLE
- Detached House on Great Plot
- Three Bedrooms
- Garage and Driveway Parking
- Cul De Sac Location
- Far Reaching Views Towards Hutton
- Two Bathrooms
- UPVC Double Glazing + Gas Central Heating
- South Facing Garden
- Council Tax Band - D



ROOM DESCRIPTIONS

Entrance Hall

Main front door opening into entrance hall, from here you have access to both bedrooms, bathroom, kitchen, study and also living room, you also have two radiators, storage cupboard and stairs rising to first floor landing.

Bedroom

10' 5" x 10' 10" (3.17m x 3.30m) Double glazed windows to front aspect, radiator and built in wardrobes.

Bedroom

9' 2" x 11' 7" (2.79m x 3.53m) Double glazed window to front aspect, radiator and built in wardrobes.

Bathroom

UPVC double glazed obscure window to side aspect, low level WC, vanity wash hand basin, bath with mixer taps over, radiator.

Kitchen

11' 2" x 9' 6" (3.40m x 2.90m) Double glazed obscure door to side aspect, Double glazed windows to rear garden, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space for fridge and freezer, space for cooker, wall mounted modern boiler.

Lounge

11' 2" x 15' 5" (3.40m x 4.70m) Double glazed sliding doors to rear garden, fire place, radiator and door to;

Sitting Room

17' 9" x 8' 1" (5.41m x 2.46m) Double glazed sliding doors to sun room, double glazed window to side aspect, radiator and opening to;

Study

8' 1" x 8' 9" (2.46m x 2.67m) Door to inner hallway

Sun Room

5' 3" x 6' 11" (1.60m x 2.11m) UPVC double glazed windows to rear garden aspect, UPVC double glazed door opening to garden.

Stairs Rising to First Floor Landing

Bedroom

11' 9" x 10' 10" (3.58m x 3.30m) Double glazed window with rear aspect, electric radiator and built in storage cupboard

Bathroom

Sky light, fully enclosed shower cubicle with shower attachment, low level WC and wash hand basin, radiator, access into the eaves.

Rear Garden

Fully enclosed rear garden mainly laid to lawn. the garden also features some freestanding building such as a green house and sheds, from the garden you have access to your garage.

Garage

Up and over door with access to front

Parking

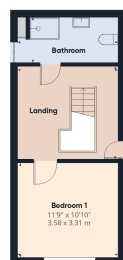
Off road parking on driveway



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽⁷⁾1279 ft²118.7 m²

Reduced headroom

3 ft²0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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