

14 Proctor Drive, Weston-Super-Mare, Somerset. BS24 8AX

£260,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... A beautifully presented three-bedroom semi-detached home located in the highly sought-after Haywood Village, positioned on the popular Proctor Drive. This modern property offers stylish living throughout, a sunny rear garden, a garage, and off-road parking—making it an ideal choice for families, first-time buyers, or anyone seeking a contemporary home in a well-connected area. As you enter the property, you are welcomed by a bright and spacious entrance hall that immediately sets the tone for the rest of the home. The ground floor also benefits from a convenient downstairs cloakroom. A door then leads you through to the impressive open-plan kitchen, living, and dining area. This sociable and versatile space is the heart of the home, offering plenty of room for relaxing, entertaining, or family life. The modern kitchen is well-equipped, and large windows plus patio doors ensure the room is filled with plenty of natural light. Upstairs, the property continues to impress with three well-proportioned bedrooms and a contemporary family bathroom. The main bedroom is a standout feature, offering generous space along with a private ensuite shower room—perfect for those seeking a little extra comfort and privacy. The additional bedrooms provide flexibility for family members, guests, or home-working. Outside, the property enjoys a sunny rear garden, ideal for outdoor dining, children's play, or simply unwinding. The garden also benefits from a side gate for easy access and a useful shed complete with power, adding excellent storage options. To the side of the property, you will find a garage, which offers yet more storage or parking potential, along with an additional parking space directly in front. Haywood Village is well regarded for its community feel and convenient access to shops, schools, green spaces, and transport links, making this home perfectly placed for day-to-day amenities while offering a peaceful residential setting.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Modern Semi Detached House
- Garage and Driveway Parking
- Sunny Rear Garden
- Open Plan Living Areas
- UPVC Double Glazing and Gas Central Heating
- Three Bedrooms
- En Suite to Main Bedroom
- Council Tax Band - C
- Close to Local Amenities



ROOM DESCRIPTIONS

Entrance

Enter via main front door opening into entrance hall;

Entrance Hall

Door to downstairs cloakroom, stairs rising to first floor landing, door to living room/kitchen

Downstairs Cloakroom

UPVC double glazed obscure window to front aspect, low level WC, wash hand basin and radiator.

Open Plan Living Room/Kitchen and Dining Area

UPVC double-glazed French doors open onto the rear garden, with additional UPVC double-glazed windows to the front and side aspects. The kitchen is fitted with a range of wall and base units, an inset sink and drainer with mixer taps, an integrated hob and oven, and an integrated dishwasher. There is space and plumbing for a washing machine, along with room for a fridge-freezer. The kitchen also benefits from a small breakfast bar and a useful storage cupboard, with ample space for a dining table. The lounge area features further French doors leading out to the garden and includes a radiator. Do you like this personality?

Stairs Rising to first floor landing

Bedroom One

UPVC double glazed window to front aspect, radiator and door through to;

En Suite

UPVC double glazed obscure window to front aspect, low level WC, wash hand basin and fully enclosed shower with shower attachment, radiator.

Bedroom Two

UPVC double glazed window to rear aspect, radiator

Bedroom Three

UPVC double glazed window to rear aspect, radiator.

Bathroom

UPVC double glazed obscure window to side aspect, low level WC, bath with shower over, wash hand basin and radiator

Garden

Fully enclosed rear garden laid to patio and artificial lawn, gate to side aspect, shed with power.

Garage and Driveway

Up and over door, parking in front



FLOORPLAN & EPC

