

23 Brangwyn Square, Worle, Weston-Super-Mare, Somerset.

BS22 6HU

£310,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled within the peaceful and highly desirable Brangwyn Square in Worle, this beautifully presented four-bedroom detached home offers generous living space, modern comfort, and excellent convenience—all just a stone's throw from Worle High Street. Whether you're a growing family or simply seeking a home in a quiet yet accessible setting, this property is sure to impress. As you approach the property, you'll find off-road parking along with a garage, providing plenty of space for vehicles and additional storage. The home enjoys a tucked-away position, offering both privacy and a sense of community in this established residential area. Upon entering the home, you're greeted by a welcoming entrance hall which sets the tone for the rest of the property. The ground floor accommodation includes a bright and spacious living room, perfect for relaxing with family or entertaining guests. This leads seamlessly into a well-appointed kitchen/diner, offering an ideal space for family meals and social gatherings, with views over the rear garden. Upstairs, the property continues to impress with four good-sized bedrooms, providing ample flexibility for family living, home working or guest accommodation. The layout includes a family bathroom as well as an additional upstairs WC—an especially practical feature for busy households. To the rear, a private garden laid mainly to lawn offers a great outdoor space for children to play or for enjoying summer BBQs and gardening. Gated access allows for easy movement between the front and rear of the property, further enhancing its practicality. This wonderful home is just a short walk from the vibrant Worle High Street, which offers a variety of shops, cafes, and local amenities. Excellent transport links, schools, and leisure facilities are also within easy reach, making this an ideal location for families and commuters alike.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House in Sought After Location
- Four Bedrooms
- Garage & Parking
- UPVC Double Glazing & Gas Central Heating
- Kitchen/Diner
- Close to Worle High Street
- EPC D
- Council Tax - Band D



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Doors to living room and kitchen/diner, storage cupboard, radiator and stairs to first floor landing.

### Living Room

21' 8" x 9' 8" (6.60m x 2.95m) UPVC double glazed windows to front aspect, two radiators and french doors to dining area.

### Kitchen

8' 3" x 8' 6" (2.51m x 2.59m) Range of wall and base units, space for rangemaster, space for fridge freezer, from here it opens up into the dining area which also features part of the kitchen.

### Dining Room

9' 6" x 18' 5" (2.90m x 5.61m) UPVC double glazed window to side and rear aspect, UPVC double glazed obscure door to rear garden, base units inset sink and drainer, space and plumbing for washing machine, space for tumble dryer, radiator.

### Stairs Rising to First Floor Landing.

### Bedroom One

9' 7" x 12' 6" (2.92m x 3.81m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Two

10' 8" x 10' 0" (3.25m x 3.05m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

10' 8" x 9' 7" (3.25m x 2.92m) UPVC double glazed window to side aspect, radiator.

### Bedroom Four

7' 9" x 8' 2" (2.36m x 2.49m) UPVC double glazed window to front aspect, radiator.

### Bathroom

8' 11" x 5' 7" (2.72m x 1.70m) UPVC double glazed obscure window to rear aspect, low level WC, vanity wash hand basin, bath with shower over, heated towel rail.

### WC

5' 6" x 2' 7" (1.68m x 0.79m) UPVC double glazed window to side aspect, radiator

### Rear Garden

Mainly laid to lawn with access to front of property

### Garage & Parking

Up and over door with parking in front







## FLOORPLAN & EPC

