

Westbrook Road, Milton, Weston-Super-Mare, Somerset. BS22  
8JU

£435,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located on the highly sought-after Westbrook Road in Milton, this beautifully presented semi-detached family home offers generous and flexible living accommodation arranged over three floors. Set in a popular residential area close to local amenities, schools and transport links, the property is ideal for families or buyers seeking space, convenience and a desirable location. The ground floor welcomes you with an entrance hall leading into a bright and comfortable living room, perfect for relaxing or entertaining. To the rear of the property is a spacious open-plan kitchen, dining and living area which forms the heart of the home. This modern and versatile space is ideal for family life and social gatherings, with doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. On the first floor, the property offers three well-proportioned bedrooms, all providing excellent accommodation for a growing family or home working. A modern family bathroom serves this level, finished to a good standard and conveniently located for all bedrooms. Rising to the second floor, the impressive loft conversion provides two further rooms along with a separate shower room. These rooms offer fantastic flexibility and could be used as guest accommodation, a home office, hobby rooms or a playroom, making this a truly adaptable space to suit a variety of needs. Externally, the property benefits from parking to the front and side, providing ample space for vehicles. The rear garden offers a private outdoor area ideal for relaxing, entertaining or enjoying time with family and friends. Situated within easy reach of local shops, schools and amenities, as well as excellent transport links, this wonderful home combines space, location and versatility in a highly desirable setting.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Semi Detached House
- Three Bedrooms + Loft Room Featuring Two Rooms and a Bathroom
- Off Road Parking to Front and Side
- Garage
- Good Size Rear Garden
- Open Plan Kitchen/ Dining Room and Living Area
- Sought After Location Close to Local Amenities
- UPVC Double Glazing + Gas Central Heating
- Council Tax Band - C



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to porch with door through to;

### Entrance Hall

Doors to living room, downstairs cloakroom and open plan kitchen/diner/living area, stairs rising to first floor landing.

### Living Room

12' 6" x 13' 4" (3.81m x 4.06m) UPVC double glazed bay windows to front aspect, radiator and fireplace.

### Downstairs Cloakroom

Low level WC, wash hand basin and heated towel rail.

### Open Plan Kitchen/Living Area and Dining Room

18' 1" x 8' 4" (5.51m x 2.54m) - 21' 4" x 10' 6" (6.50m x 3.20m) UPVC double-glazed windows to the side aspect provide plenty of natural light, while UPVC double-glazed French doors and a single door open onto the rear garden. The kitchen is fitted with a range of wall and base units, with an inset sink and drainer with mixer tap. There is space for a fridge freezer, as well as plumbing and space for a washing machine and dishwasher. Opposite the kitchen is a comfortable living area featuring a wood-burning stove and ample space for furniture. From here, there is access to the dining room, creating a light and airy open-plan layout, all served by radiators throughout.

### Stairs Rising to First Floor Landing

### Bedroom One

15' 2" x 11' 3" (4.62m x 3.43m) UPVC double glazed bay windows to front aspect, radiator and space for bedroom furniture.

### Bedroom Two

12' 3" x 12' 0" (3.73m x 3.66m) UPVC double glazed window to rear aspect, radiator and built in wardrobes.

### Bedroom Three

8' 0" x 7' 10" (2.44m x 2.39m) UPVC double glazed window to front aspect, radiator.

### Bathroom

5' 8" x 6' 9" (1.73m x 2.06m) UPVC double glazed obscure window to rear aspect, low level WC, wash hand basin, bath with shower over, heated towel rail.

### Stairs Rising to Loft Conversion

### Loft Room One

12' 3" x 12' 9" (3.73m x 3.89m) UPVC double glazed window to rear aspect, radiator and opening into a small room with window.

### Shower Room

7' 3" x 4' 6" (2.21m x 1.37m) UPVC double glazed obscure window to rear aspect, low level WC, wash hand basin, shower with waterfall shower and alternative shower attachment, heated towel rail.

### Rear Garden

Fully enclosed rear garden mainly laid to decking and patio with grass.

### Garage

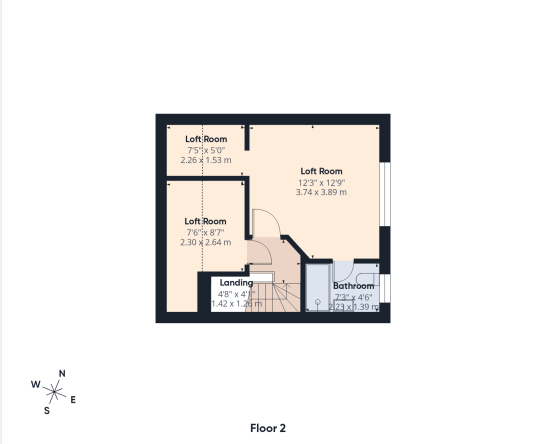
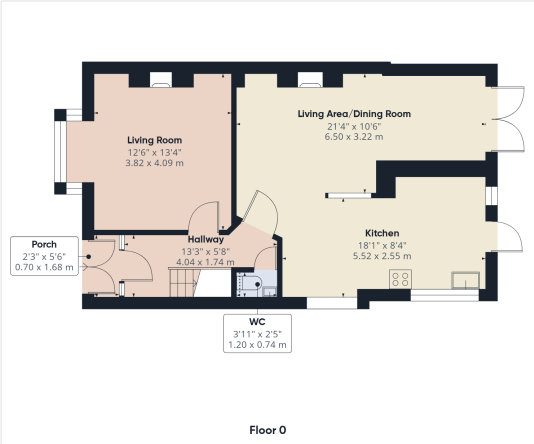
Up and over door to front with power and lighting







FLOORPLAN & EPC



 THE FAIRER FEES ESTATE AGENT	
<b>Approximate total area<sup>(1)</sup></b> 1414 ft <sup>2</sup> 131.2 m <sup>2</sup>	
<b>Reduced headroom</b> 57 ft <sup>2</sup> 5.3 m <sup>2</sup>	
(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.	
GIRAFFE360	