

**Sunnybank Way, West Wick, Weston-Super-Mare, Somerset.  
BS24 7BA**

**£275,000 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A modern and well-presented semi-detached home, pleasantly positioned within a cul-de-sac and offering an excellent balance of convenience, and accessibility. The property enjoys easy access to the M5 motorway, making it ideal for commuters, while also being within a comfortable 10-15 minute walk of a range of local amenities including shops, the train station, the popular Summer House pub, and Worle High Street. This combination makes the location particularly sought after for families, professionals, and first-time buyers alike.

The home is presented in excellent condition throughout and offers well-planned, contemporary accommodation. On the ground floor you are welcomed by an entrance hallway leading to a bright and comfortable lounge, a convenient cloakroom, and a recently refitted kitchen that truly forms the heart of the home. This stylish and practical space has been designed with both everyday living and entertaining in mind, offering ample storage and worktop space. Double doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living — perfect for hosting friends and family, especially during the warmer months and BBQ season.

To the first floor, the property offers three bedrooms and a modern family bathroom, providing comfortable accommodation for a growing family or those requiring home office space. Further benefits include two off-street parking spaces, gas central heating, double glazing throughout, a well-sized and enclosed rear garden, and brand-new carpets to the first floor, all of which enhance the comfort and appeal of the home. Overall, this is a lovely family home in a highly desirable location, offering modern living with excellent transport links and amenities nearby. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached home
- 3 bedrooms
- Fantastic refitted kitchen
- Cloakroom
- 2 parking spaces
- Double glazing and gas central heating
- Well presented
- Brand new carpets on the first floor
- EPC-tbc



## ROOM DESCRIPTIONS

**Main front door to the hallway**

**Hallway:**

**Cloakroom:**

WC, wash hand basin, radiator

**Lounge:**

4.83m x 3.05m (15' 10" x 10' 0") 2 double glazed windows, radiator, stairs to the first floor, fire surround

**Kitchen/diner:**

4.84m x 3.05m (15' 11" x 10' 0") Refitted kitchen....Belfast style sink unit, integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, a range of modern floor and wall units, spotlights, double glazed window, recess for storage, radiator, double glazed double doors to the garden

**First floor landing:**

Cupboard housing the boiler, loft access

**Bedroom 1:**

4.45m x 2.66m (14' 7" x 8' 9") Radiator, double glazed window

**Bedroom 2:**

2.74m x 2.16m (9' 0" x 7' 1") Radiator, double glazed window, wardrobes

**Bedroom 3:**

2.09m x 2.08m (6' 10" x 6' 10") Radiator, double glazed window, recess

**Bathroom:**

Bath with shower over, shower screen, WC, Vanity wash hand basin, heated towel rail, double glazed window, tiled walls

**Parking:**

2 spaces to the side with tandem parking

**Garden:**

Decked area, artificial grass area, slate chippings area, all fully enclosed and side gate access



## FLOORPLAN & EPC

