

Kent Avenue, West Wick, Weston-Super-Mare, Somerset. BS24
7FL

£325,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located on the ever-popular Kent Avenue in the desirable area of West Wick, this substantial and beautifully presented town house offers generous living space across three floors, making it an ideal home for growing families or those seeking versatile accommodation. Boasting excellent curb appeal, the property welcomes you through a spacious entrance hall that sets the tone for the well-proportioned interior. To the front of the home is a separate dining room, perfect for formal entertaining or family meals. There is also a convenient downstairs cloakroom, ideal for guests. At the rear of the property, the large and bright kitchen/diner offers ample space for both cooking and casual dining, with French doors leading out to the private rear garden, providing a seamless indoor-outdoor lifestyle. As you ascend to the first floor, you are greeted by a lovely open landing that gives access to the expansive living room, which benefits from plenty of natural light and elevated views over the surrounding area. This floor also hosts the generously sized main bedroom, which comes complete with built-in storage and its own modern en suite shower room, offering a comfortable and private retreat. The top floor of the home continues to impress, offering three further well-proportioned bedrooms, all of which can comfortably accommodate double beds or serve as flexible spaces for a home office or hobby room. Completing the upper floor is the family bathroom, fitted with a modern suite and finished to a high standard. Externally, the rear garden is mainly laid to lawn with a patio area, perfect for outdoor dining and enjoying the sunshine. To the rear of the property, you will also find a garage and off-road parking, ensuring both practicality and convenience. Situated in a prime West Wick location, the home is within easy reach of highly regarded local schools, a range of shops, and excellent commuter links including nearby motorway access and Worle train station.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Substantial Sized Town House
- Four Bedrooms (Main With En Suite)
- Two Reception Rooms
- Beautiful Kitchen/Diner
- Garage and Off Road Parking to Rear
- Downstairs Cloakroom WC
- UPVC Double Glazing & Gas Central Heating
- Close to Local Amenities and Transport Links
- Set Over Three Floors



ROOM DESCRIPTIONS

Entrance

Main front door opening into;

Entrance Hall

With doors to dining room, kitchen/diner and downstairs WC, radiator and storage cupboard, stairs rising to first floor landing.

Dining Room

8' 11" x 9' 7" (2.72m x 2.92m) UPVC double glazed window to front aspect, radiator.

Downstairs Cloakroom

4' 5" x 3' 8" (1.35m x 1.12m) Low level WC, pedestal wash hand basin and radiator.

Kitchen/Diner

14' 10" x 12' 8" (4.52m x 3.86m) UPVC double glazed sliding doors to rear garden aspect, UPVC double glazed window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, integrated gas hob and oven under. You also have a dining area that is big enough to house a dining table, radiator.

Stairs Rising to First Floor Landing.

5' 10" x 7' 3" (1.78m x 2.21m)

Living Room

14' 10" x 8' 11" (4.52m x 2.72m) Two UPVC double glazed tilt and turn windows to front aspect, two radiators and space for living room furniture.

Bedroom One

12' 0" x 9' 9" (3.66m x 2.97m) UPVC double glazed window to rear aspect, radiator and built in double wardrobe, door to;

En Suite

5' 1" x 5' 9" (1.55m x 1.75m) UPVC double glazed obscure window to rear aspect, low level WC, pedestal wash hand basin and fully enclosed corner shower with shower attachment, heated towel rail

Stairs Rising to Top Floor

Bedroom Two

8' 0" x 12' 0" (2.44m x 3.66m) UPVC double glazed window to rear aspect, radiator.

Bedroom Three

7' 6" x 14' 3" (2.29m x 4.34m) UPVC double glazed window to front aspect, radiator.

Bedroom Four

6' 11" x 8' 11" (2.11m x 2.72m) UPVC double glazed window to front aspect, radiator.

Bathroom

6' 7" x 5' 8" (2.01m x 1.73m) UPVC double glazed obscure window to rear aspect, low level Wc, pedestal wash hand basin, panelled bath with hand held shower over, radiator.

Rear Garden

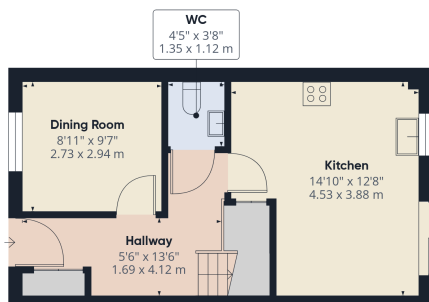
Mainly laid to lawn with patio areas, gate to;

Garage and Parking

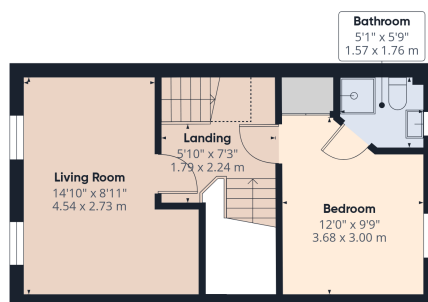
Up and over door, parking in front.



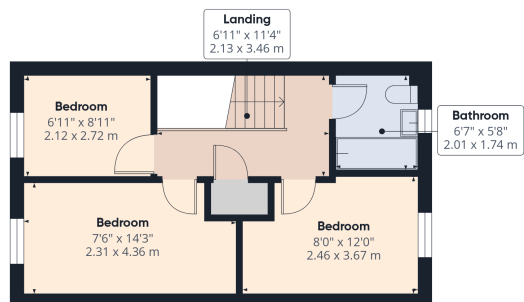
FLOORPLAN & EPC



Floor 0



Floor 1



Floor 2

Approximate total area⁽⁷⁾1092 ft²101.5 m²

Reduced headroom

7 ft²0.6 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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