

Rowan Place, Weston-Super-Mare, Somerset. BS24 7RP

Offers in Region of £300,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS..... An inviting and beautifully extended semi-detached home, tucked away in a cul-de-sac location.

This thoughtfully designed property offers the perfect balance of space, style, and comfort. The ground floor welcomes you with a hallway and a convenient cloakroom. At the heart of the home is an impressive open-plan living area, featuring a stunning 24ft kitchen/diner that seamlessly flows into the living room. Double doors in the living room open onto the garden, creating a bright and inviting space that's perfect for entertaining guests or enjoying time with family. Upstairs, the first floor boasts three bedrooms and a modern family bathroom. A spacious landing provides additional versatility, ideal for setting up a desk or small home office. From here, stairs lead up to a converted loft space, which serves as the fourth bedroom.

Outside, the property continues to impress with a generously sized garden, ideal for summer BBQs and relaxed afternoons. Additional benefits include gas central heating, double glazing, and a single garage located under the coach house. There's also a private parking space in front of the garage, offering added convenience. This exceptional home combines practicality with charm, making it a fantastic choice for modern living. Don't miss the opportunity to make it yours—schedule a viewing today!

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi-detached home
- 4 bedrooms
- 24ft kitchen/diner
- Living room with double doors to the garden
- Nice size garden
- Garage with additional parking in front
- Cul-de-sac location
- Bathroom and cloakroom
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Doors to the kitchen/diner, cloakroom, and stairs to the first floor

Cloakroom:

WC, wash hand basin, double glazed window, radiator

Kitchen/diner:

7.53m x 3.48m (24' 8" x 11' 5") Sink unit, a range of modern floor and wall units, built in oven and hob with extractor fan over, integrated dishwasher, fridge, freezer and washing machine. Central breakfast bar, double glazed window, opening to the living room.

Living room:

4.04m x 3.80m (13' 3" x 12' 6") Radiator, double glazed window, double glazed double doors to the garden.

First floor landing:

Double glazed window, stairs to the top floor.....this area is big enough for a desk

Bedroom 2:

3.29m x 2.48m (10' 10" x 8' 2") Radiator, double glazed window

Bedroom 3:

2.63m x 2.47m (8' 8" x 8' 1") Radiator, double glazed window

Bathroom:

Walk in shower cubicle, wash hand basin, WC, heated towel rail, double glazed window

Top floor

Bedroom 1:

6.13m x 4.24m (20' 1" x 13' 11") Velux windows, radiator, sloping ceilings.

Garage and Parking:

Opposite the house is a coach house, and THE SINGLE GARAGE is located underneath. The garage has light and power, and parking space in front

Gardens:

To the front, the stoned area opposite belongs to the house. To the rear you have a lovely size garden with patio area and artificial grass area.

NOTE:

The house is FREEHOLD, the garage is LEASEHOLD.....The sellers have lived at the house for nearly 4 years.



FLOORPLAN & EPC

