

Ashleigh Road, Milton, Weston-Super-Mare, Somerset.

BS23 2XG

£429,995 Freehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....A splendid detached residence nestled along a coveted cul-de-sac in Milton with views over Weston super Mare.

The interior exudes a refreshing ambiance, boasting a spacious layout that includes a welcoming hallway, a superb light and bright lounge featuring a floor-to-ceiling window, a versatile dining room or potential fourth bedroom with access to the balcony, a sunlit sunroom with doors to the garden, a well-appointed kitchen, and a convenient utility/cloakroom.

Ascend the stairs to discover three additional bedrooms and two bathrooms on the first floor, the main bedroom has great views over the town from the floor to ceiling window.

Outside, a driveway leads to the garage, while the rear garden beckons people that want to entertain and spend time chilling out with friends and family

Other benefits include gas central heating, the majority of the windows are double glazing fitted in 2020.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Superb detached home in sought after location
- 3 bedrooms
- Lounge with views
- Bathroom and en-suite shower room
- Garage and parking
- Good size garden
- Dining room
- Balcony
- EPC-E



ROOM DESCRIPTIONS

Main front door to the entrance porch:

Entrance porch

Door to the hallway:

Hallway:

Stairs to the first floor

Lounge:

4.80m x 4.12m (15' 9" x 13' 6") A light and bright room with feature floor to ceiling double glazed window with an open outlook, a feature wall with inset Bi-ethanal fire, radiator

Kitchen:

4.16m x 3.34m (13' 8" x 10' 11") Sink unit, floor and wall units, integrated fridge/freezer, range master cooker with extractor hood, granite work tops, plumbing for dishwasher, 2 double glazed windows, opening to the sun room and utility/cloakroom

Dining room:

4.55m x 3.11m (14' 11" x 10' 2") (current sellers use this a 4th bedroom) Radiator, sliding doors to the balcony

Balcony:

Open outlook to the front

Cloakroom/Utility room:

Floor units, plumbing for washing machine, Low level WC, wash hand basin

Sun lounge

4.97m x 2.13m (16' 4" x 7' 0") 2 radiators, windows overlooking the garden, double doors to the garden

First floor landing:

Bedroom 1:

3.44m x 3.20m (11' 3" x 10' 6") Floor to ceiling double glazed window with views over the town.....Radiator, door to the en-suite shower room

En-suite shower room

Shower cubicle, with Rainfall shower, double glazed window, WC, wash hand basin, glass electric heater

Bedroom 2:

3.09m x 3.04m (10' 2" x 10' 0") Radiator, double glazed window

Bedroom 3:

3.10m x 2.74m (10' 2" x 9' 0") Radiator, double glazed window

Bathroom:

Bath with Power Shower over, 2 double glazed windows, radiator, wash hand basin, WC

Garage & Parking:

5.69m x 2.44m (18' 8" x 8' 0") The driveway leads to the Garage which has light & power

Store room:

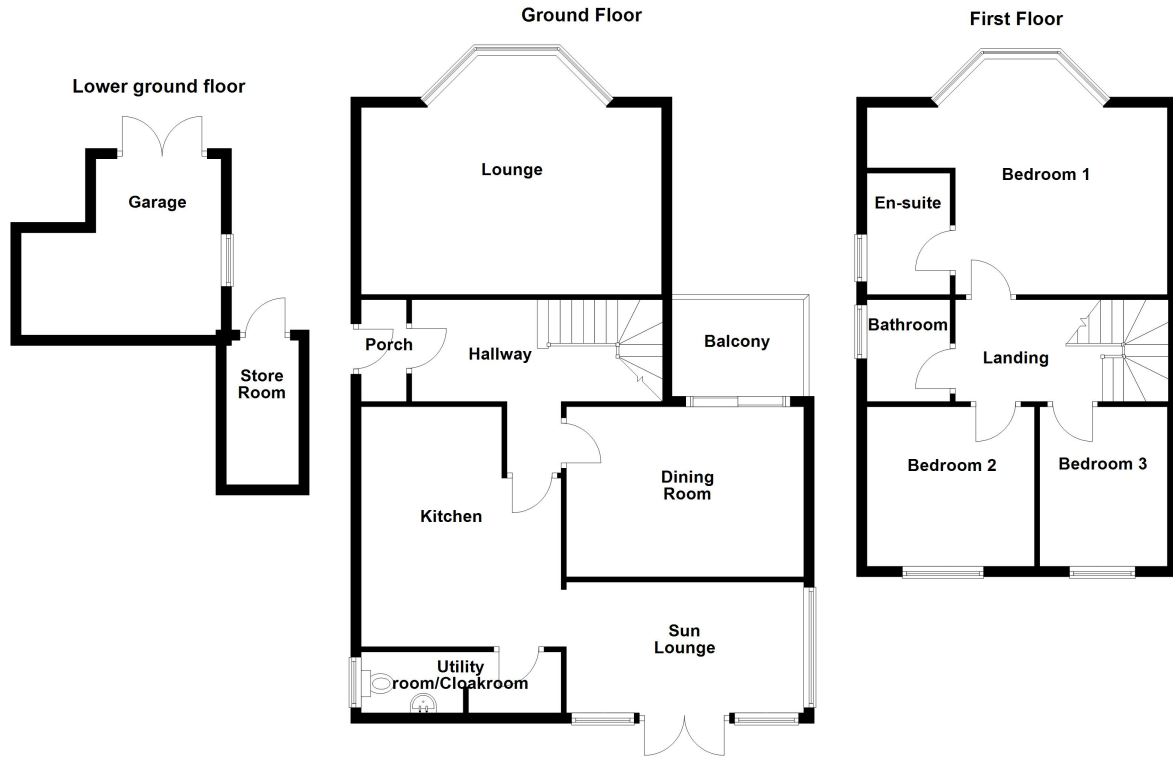
2.74m x 1.22m (9' 0" x 4' 0") perfect for bikes, or extra storage

Rear garden:

Patio area, lawn area, an abundance of flowers and shrubs.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	