

Cougar Road, Haywood Village, Weston-Super-Mare, Somerset.
BS24 8FX

£380,000 Freehold
FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS ARE DELIGHTED TO PRESENT... an exceptional four-year-old detached residence presented in immaculate order throughout with a generous rear garden and attractive outlook over open green space to the front.

Quietly positioned at the end of a cul-de-sac, the property offers a garage, off-road parking and a larger-than-average landscaped rear garden, making it an ideal choice for families and those seeking both comfort and convenience.

Upon entering, you are greeted by a bright and welcoming hallway. To the front of the property lies a well-proportioned Lounge, perfectly suited for family relaxation or entertaining guests. Double doors open to an impressive kitchen/dining room, providing ample space for cooking, dining and socialising. From here, twin patio doors open onto the attractive & landscaped rear garden, creating a seamless connection between indoor and outdoor living during the warmer months. A separate utility room and a convenient cloakroom/WC complete the ground-floor accommodation.

Upstairs, the property continues to impress with four generously sized, naturally lit bedrooms. The principal bedroom benefits from its own en suite shower room & Juliet balcony, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the rear garden is a particular highlight having been landscaped by our vendors it provides an ideal environment for outdoor dining, children's play, gardening, or simply unwinding.

The frontage includes a garage, driveway parking & lawned area, enhancing the practicality of the home.

Situated within easy reach of local amenities, schools, green spaces and excellent transport links, this property perfectly balances peaceful residential living with everyday convenience. This stunning property presented in show-home condition is sure to attract much attention and therefore we recommend an early viewing in order to fully appreciate all this super home has to offer

FEATURES

- Modern Four Bed Detached House
- Immaculate Throughout
- Quiet End of Road Location with Views
- Landscaped Rear Garden
- Integral Garage & Driveway
- Just 5 Years Old with Balance of New Homes Guarantee
- Viewing Highly Recommended
- Virtual tour available, click on the virtual tour tab
- EPC - B
- Council Tax - E



ROOM DESCRIPTIONS

GROUND FLOOR

Multi-locking composite front door opening through to;

Entrance Hall

Stairs rising to first floor landing, radiator and door through to;

Living Room

UPVC double glazed window to front aspect, radiator and double doors through to;

Kitchen/Dining Room

uPVC double-glazed French doors open onto the rear garden, accompanied by a uPVC double-glazed window overlooking the rear aspect & providing ample space for a dining room table & chairs. The kitchen offers a modern range of wall and base units with an inset sink and drainer featuring mixer taps, an integrated hob and oven & space for dishwasher. A breakfast bar provides casual dining space, with room for a full dining table as well. The area further benefits from a radiator and a useful storage cupboard, door to;

Utility Room

Door to side aspect, Work top with space and plumbing for washing machine & further space for tumble dryer. This room also features a radiator and an Ideal wall mounted gas combination boiler.

Downstairs WC

UPVC double glazed window, low level WC, wash hand basin and radiator.

FIRST FLOOR

Landing:

Spacious Landing area with doors to all principle rooms, useful storage cupboard, loft access.

Bedroom One

UPVC double glazed doors with Juliet balcony to front aspect and enjoying views over large green space, radiator and storage cupboard with door to;

En Suite

Fully enclosed shower cubicle with shower attachment, low level WC, wash hand basin and radiator.

Bedroom Two

UPVC double glazed window to front aspect, radiator.

Bedroom Three

UPVC double glazed window to rear aspect, radiator.

Bedroom Four

UPVC double glazed window to rear aspect, radiator.

Bathroom

UPVC double glazed obscure window to rear aspect, low level WC, wash hand basin and bath with electric shower over.

OUTSIDE

Rear Garden

Of a good size for a modern development & landscaped by our vendors to include a large paved patio with central path to a circular area. Lawned area to either side, small garden shed, gated access to the front. Raised border to one side. Unusually, the garden is not directly overlooked.

Front

Driveway for two vehicles leading to integral garage with up & over door, power & light. Lawned area to the left which could be converted to additional parking (with permissions if required).

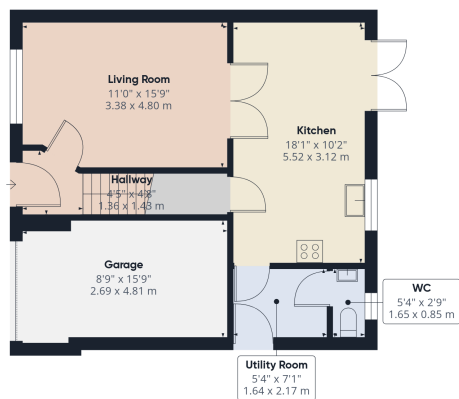
AGENTS NOTE

All approximate room measurements are shown on the attached floorplan.

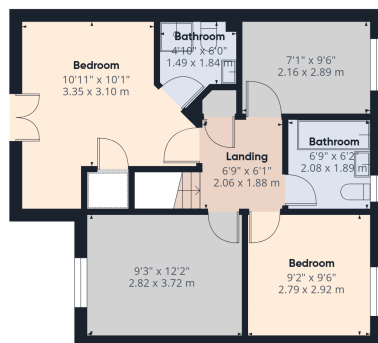
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽⁷⁾

1142 ft²
106.2 m²

(1) Excluding balconies and terraces

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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