

Hannah Drive, Locking Parklands, Weston-Super-Mare, Somerset.
BS24 7JS

Offers in the Region of £260,000 Freehold
FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are proud to present this exceptional modern two-bedroom house, situated in the highly sought-after Locking Parkland development.

This property boasts a spacious and contemporary design, meticulously maintained and presented in immaculate condition throughout.

From entering the hallway there is a cloakroom/WC off and door to a good size living room with stairs rising to first floor. The living area benefits from a large UPVC window facing the front aspect, creating an ideal space for entertaining or relaxing.

Beyond the Living room there is a well equipped kitchen/diner to the rear of the property with windows & patio doors to the rear garden, with modern white gloss floor & base units and wood block effect worksurface. Our vendors have had built a useful twin cupboard storage area with further storage over to one end of the room leaving space ideal for a dining room table & chairs.

The first floor offers a generous front-facing double bedroom, alongside a modern three-piece bathroom suite with part-tiled walls and to the rear, a second double bedroom with twin windows overlooking the garden.

Externally, the low-maintenance rear garden is neatly arranged with artificial grass and a generous patio area, offering the perfect outdoor retreat. There is also a side gate providing rear access and a useful storage shed available by negotiation.

To the side of the property, there are two allocated parking spaces, enhancing the convenience of this desirable home.

Early viewing is highly recommended to fully appreciate all this stunning property has to offer

FEATURES

- End of Terrace House
- Excellent Order Throughout
- Two Double Bedrooms
- Allocated Parking
- Low Maintenance Gardens to Rear
- Council Tax Band - B
- EPC - B
- Cloakroom & Bathroom
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Ground Floor Accommodation

Entrance Hall -

Access via front door. Doors into WC and living room.

Cloakroom -

Access via entrance hall. WC. Wash hand basin.

Living Room -

Access via entrance hall. Double glazed box bay window to front aspect. Stairs leading to the first floor. TV point. Under stairs storage.

Kitchen/Diner -

Access via living room. Double glazed window to rear. Doors into rear garden. Range of wall and base units with worktop over. Inset sink with mixer tap. Integrated oven, fridge/freezer and dishwasher. Space and plumbing for washing machine. Hob with extractor over. Wall mounted combi boiler. Feature built in storage in dining area.

First Floor

Landing -

Stairs leading from the ground floor. Doors into both bedrooms and bathroom.

Bedroom One -

Access via landing. Double glazed windows to rear.

Bedroom Two -

Access via landing. Double glazed windows to front and side.

Bathroom -

Access via landing. Double glazed window to side. Bath with shower over. Toilet. Wash hand basin. Chrome ladder style radiator.

Outside

Rear Garden -

Access via kitchen/diner or rear gate. Paved patio area & pathway. Artificial lawn area. Large Shed (by negotiation). Outside power and lighting.

Off-Road Parking -

Allocated parking for two vehicles.

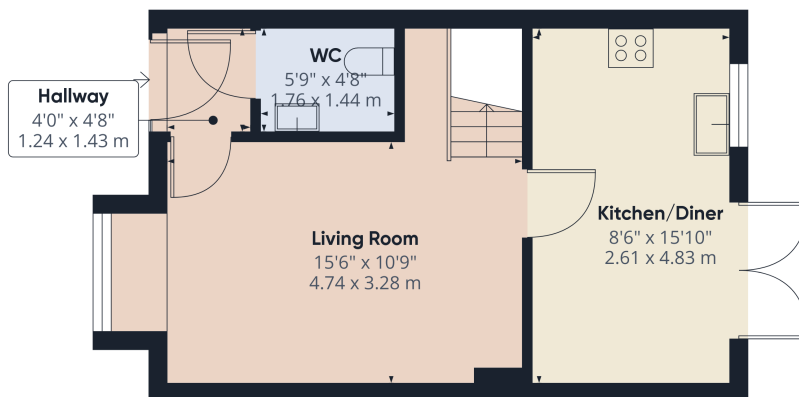
Agents Note

All approximate room measurements are shown on the attached floorplan.

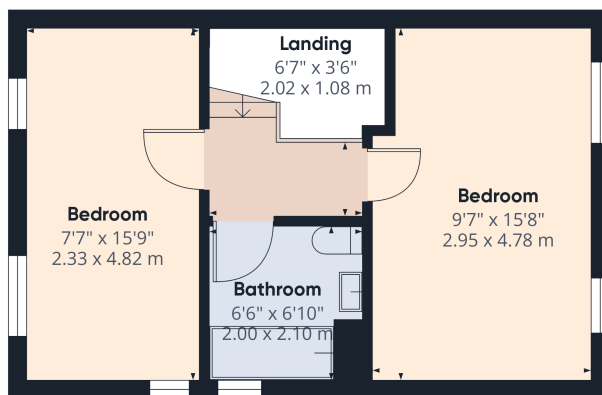
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or 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



**HOUSE
FOX**
THE FAIRER FEES ESTATE AGENT

Approximate total area^m
737.1 ft²
68.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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