

The Larches, Worle, Weston-Super-Mare, Somerset. BS22 7UE

£280,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... This four bedroom semi detached house in the sought after location of North Worle.

Nestled in the highly sought-after area of The Larches in Weston Super Mare, this stunning four bedroom (one room downstairs with en-suite) semi-detached house boasts ample living space and modern amenities for comfortable living.

Property briefly comprises entrance hall, living room/diner, kitchen, conservatory, bedroom with en suite, upstairs you have three more bedrooms and bathroom.

Outside you have ample parking to the front. To the rear you have a fully enclosed rear garden laid to patio with area that is partly lawned.

If you are looking for a three/four bedroom property in the highly sought after area of Worle, one that is close to amenities, schools and commuter links then this may be for you, please call HOUSE FOX ESTATE AGENTS to arrange a viewing.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Four Bedrooms (One Downstairs With En Suite)
- Cul de Sac Location
- Off Road Parking
- Gas Central Heating & Double Glazing
- UPVC Double Glazing
- Sought After Location
- Close to Amenities
- Conservatory
- EPC - TBC



ROOM DESCRIPTIONS

Entrance

Driveway leading up to front door opening through to;

Entrance Hall

Entrance hall has obscure double glazed window to side, door through to;

Living Room/Diner

22' 9" x 10' 11" (6.93m x 3.33m) UPVC double glazed window to front aspect, UPVC sliding doors to conservatory, door through to downstairs bedrooms, door to kitchen and stairs rising to first floor landing, two radiators.

Downstairs Bedroom

12' 0" x 7' 8" (3.66m x 2.34m) UPVC double glazed window to front aspect, radiator, door through to;

En-suite

3' 2" x 7' 6" (0.97m x 2.29m) Low level WC, vanity wash hand basin, enclosed shower cubicle with fitted shower attachment, extractor fan.

Kitchen

9' 10" x 9' 0" (3.00m x 2.74m) UPVC double glazed window with rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated hob with extractor over, integrated oven, space for separate fridge and freezer, space and plumbing for washing machine. wall mounted boiler, extractor fan.

Conservatory

8' 10" x 11' 2" (2.69m x 3.40m) UPVC double glazed windows with all aspects, UPVC double glazed french doors opening to rear garden, under floor heating.

Stairs Rising to First Floor Landing

Bedroom

9' 6" x 12' 3" (2.90m x 3.73m) UPVC double glazed window to front aspect, radiator.

Bedroom

12' 10" x 8' 3" (3.91m x 2.51m) UPVC double glazed window with rear aspect, radiator.

Bedroom

6' 8" x 10' 5" (2.03m x 3.17m) UPVC double glazed window to rear aspect, radiator.

Bathroom

9' 5" x 6' 4" (2.87m x 1.93m) UPVC double glazed obscure window to front aspect, low level WC, vanity wash hand basin with storage under, enclosed shower attachment with fitted shower attachment and water fall shower, radiator.

Rear Garden

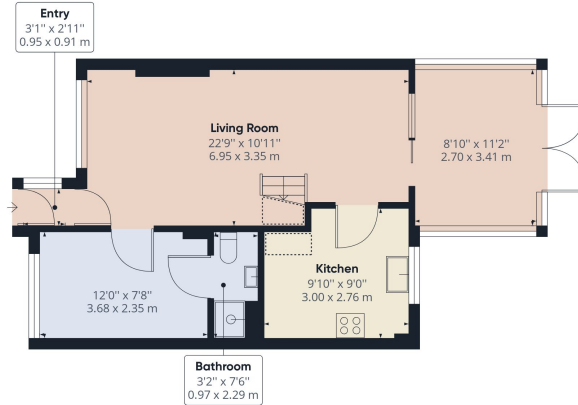
Fully enclosed rear garden laid to patio with partly lawned area and gate to front

Front

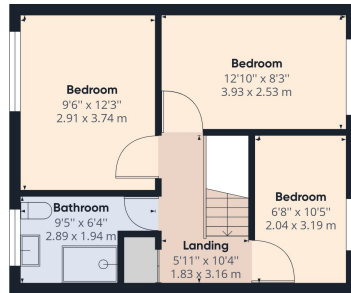
Front has parking for 2/3 cars



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

974.76 ft²
90.56 m²

Reduced headroom

14.93 ft²
1.39 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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