

Locking Road, Weston-Super-Mare, Somerset. BS22 8NW

£425,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to present to the market this exceptionally well-presented and remarkably spacious four-bedroom detached residence, occupying an impressive and substantial corner plot just off Locking Road.

Ideally suited to accommodate the needs of a growing family, this charming home has been extended to offer an abundance of living space, thoughtfully arranged to provide both comfort and practicality.

The property boasts two generously proportioned reception rooms, perfect for family gatherings or more formal entertaining, alongside a contemporary and well-appointed kitchen/dining area that forms the true heart of the home.

Internally, the accommodation briefly comprises an inviting entrance hallway leading to a spacious living room, an additional sitting room, a modern kitchen/diner, a practical utility room, and a convenient downstairs cloakroom/WC.

Upstairs, four well-sized bedrooms provide ample space for rest and relaxation, with the principal bedroom benefitting from its own private en-suite facility, ensuring a degree of privacy and convenience.

Occupying a prime position in a highly convenient location, the property offers excellent access to local amenities and transport links. Milton Train Station is within easy reach, providing straightforward connections for commuters, while the M5 motorway network ensures swift access to Bristol, Exeter, and beyond. Furthermore, the vibrant amenities of Weston-super-Mare's bustling town centre lie only a short distance away, offering a wide range of shops, schools, leisure facilities, and seaside attractions.

Externally, the property further benefits from a garage and ample off-road parking, together with attractive front and rear gardens which offer scope for outdoor enjoyment and alfresco dining during the warmer months.

Properties of this calibre, size and location are rarely available for long. Therefore, an early viewing is highly recommended in order to fully appreciate all that this delightful family home has to offer.

## FEATURES

- Detached House
- Extended Accommodation
- Excellent Order Throughout
- Three Reception Rooms
- Four Bedrooms
- Primary Bedroom En-suite
- Garage & driveway parking for 5 vehicles
- Gorgeous Secluded Rear Gardens
- Freehold
- EPC - C
- Council Tax Band - D



## ROOM DESCRIPTIONS

### Entrance Porch

Double glazed windows & UPVC front door, tiled floor, obscure glazed door & side panel door to Hall.

### Hall

Light grey wood effect laminate flooring, radiator, stairs rising to first floor with useful understairs cupboard.

### Cloakroom

White suite comprising W.C., wash hand basin. Obscure window, radiator, fully tiled floor & walls.

### Lounge

With double doors opening from dining area & dual aspect with large picture window to front aspect & twin smaller windows to rear. wall mounted pebble effect electric fire.

### Reception Room

Bay window to front aspect, wide square opening to dining area & obscure glazed french door to hall. Light grey wood effect laminate flooring, White fireplace & hearth housing pebble effect fire. Radiator.

### Dining Area

Light wood effect laminate flooring, twin patio doors opening to rear garden, ample space for a dining room table & chairs, two cupboards, two feature vertical radiator, open-plan to Kitchen.

### Kitchen/Breakfast Room

Stunning kitchen area with gloss white base & eye level units with grey worksurface incorporating a useful peninsula end ideal as a breakfast bar. Feature mosaic style splash-backs, halogen hob with extractor hood over, eye level Zanussi double oven plus built-in microwave oven. Space for american fridge/freezer. One & quarter bowl sink & drainer overlooking rear garden from large window.

### Utility Room

Under counter space & plumbing for two appliances - eg washing machine & tumble dryer. Wall mounted Worcester gas boiler, obscure window, wood effect flooring. Storage cupboard.

### Landing

Loft ladder, doors to all principle rooms. Airing cupboard. Window to rear aspect

### Primary Bedroom One

Large front aspect window, radiator, door to en-suite.

### En-suite Shower Room

White suite comprising low level WC, wash hand basin with fitted cupboards below, corner shower cubicle housing electric shower. Obscure window, radiator, tiled floor.

### Bedroom Two

Front aspect bay window, radiator, twin sliding door wardrobe with further storage above.

### Bedroom Three

Another double room with radiator, twin sliding door wardrobe with further storage above, radiator & window with garden view.

### Bedroom Four

Front facing window, radiator, cupboard.

### Bathroom

White suite comprising panel bath with shower over, low level WC & wash hand basin with fitted cupboards below. Obscure window, radiator, fully tiled walls, wood laminate floor, high level electric heater.

### Outside

The property sits on a good size plot in a cul-de-sac with a long driveway leading to the front of the property suitable for parking at least five vehicles and the attached:

GARAGE: Up & over door, rear personal door, ample space for vehicular storage plus a useful side space for work-shop area. The gardens are to the side and offer a good degree of privacy. Mostly West facing and enjoying sunshin throughout a large part of the day.

Large paved patio hugging the side of the property with two pergolas opening to a good size lawned area surrounded by high & mature hedging. Garden shed. Storage areas to the rear of the property leading to personal garage door. Outside light, gated access to driveway.

### Agents Note

Our vendors have advised they also own a small amount of land to the immediate left of their driveway wall.

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 firms employment has the authority to make or give any representation or warranty in respect of the property



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