

Madam Lane, Weston-Super-Mare, Somerset. BS22 6PY

£300,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located on the highly sought-after 'Madam Lane' in Worle, this lovely three-bedroom semi-detached home offers generous living space, ample parking, and excellent convenience for families and commuters alike. Positioned in a popular residential area close to well-regarded local schools, shops and superb commuter links, this property presents an ideal opportunity for those looking to settle in a well-connected yet welcoming neighbourhood. To the front of the property, you are greeted by ample off-road parking, providing plenty of space for multiple vehicles. The home also benefits from solar panels, offering improved energy efficiency and helping to reduce running costs, a fantastic addition for modern living. Upon entering the property, you step into a welcoming entrance hall which leads through to a bright and inviting living room. This comfortable space provides the perfect setting for relaxing evenings or entertaining guests, with a warm and homely feel throughout. From the living room, the layout flows seamlessly into the kitchen/diner, creating a practical and sociable space at the heart of the home. The kitchen/diner offers ample room for both cooking and dining, making it ideal for family meals and gatherings. Continuing through, you are welcomed into a substantial conservatory which significantly enhances the ground floor living space. This versatile area enjoys an abundance of natural light and features French doors opening out to the rear garden, creating a wonderful indoor-outdoor connection during the warmer months. The conservatory also benefits from an internal door providing direct access to the garage, adding further practicality and storage options. Upstairs, the property comprises three well-proportioned bedrooms, offering comfortable accommodation for families, guests or those working from home. The family bathroom serves the first floor and is conveniently positioned to accommodate all bedrooms. Externally, the rear garden provides a pleasant outdoor space to enjoy, whether relaxing, entertaining or gardening. Combined with the ample driveway parking and garage, this home offers both space and convenience in equal measure.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Diner into Conservatory
- Sunny Rear Garden
- Ample Off Road Parking to Front
- Garage with Power and Lighting
- Owned Solar Panels
- Close to Local Amenities and Transport Links
- Energy Performance Certificate Rated - C



ROOM DESCRIPTIONS

Entrance

Main front door opening through to;

Entrance Hall

Radiator, stairs rising to first floor landing and door to;

Living Room

13' 5" x 13' 4" (4.09m x 4.06m) UPVC double glazed window to front aspect, radiator and opening through to;

Kitchen/Diner

8' 0" x 16' 6" (2.44m x 5.03m) UPVC double glazed door to the side aspect and a UPVC double glazed internal window overlooking the conservatory. The kitchen is fitted with a comprehensive range of wall and base units, complemented by an inset sink and drainer with mixer tap over. There is an excellent selection of integrated appliances, along with a useful storage cupboard, providing both practicality and ample storage space. The layout comfortably accommodates a dining table, making it ideal for everyday family meals. This bright and welcoming room is perfect for social gatherings, seamlessly opening into the generously sized conservatory, creating a wonderful flow of space for entertaining.

Conservatory

8' 9" x 15' 9" (2.67m x 4.80m) UPVC double glazed French doors open directly onto the rear garden, complemented by UPVC double glazed windows overlooking the garden aspect, allowing for pleasant views and an abundance of natural light. There is also an internal door providing convenient access to the garage. The conservatory is a wonderfully versatile space, offering a variety of potential uses to suit any lifestyle. It can comfortably serve as an additional sitting room, a formal or informal dining area, a playroom, home office, or hobby space. Featuring a glass roof, the room is beautifully bright and airy throughout the day, creating a warm and inviting environment that seamlessly connects the indoors with the garden beyond.

Stairs Rising to First Floor Landing

Bedroom One

10' 10" x 8' 9" (3.30m x 2.67m) UPVC double glazed window to front aspect, radiator.

Bedroom Two

10' 8" x 8' 4" (3.25m x 2.54m) UPVC double glazed window to rear aspect, radiator.

Bedroom Three

7' 10" x 7' 9" (2.39m x 2.36m) UPVC double glazed window to rear aspect, radiator.

Bathroom

5' 4" x 7' 6" (1.63m x 2.29m) UPVC double glazed obscure window to front aspect, bath with shower over, low level WC, pedestal wash hand basin and heated towel rail.

Rear Garden

Great size fully enclosed rear garden laid to patio, lawn and also chippings to rear.

Front

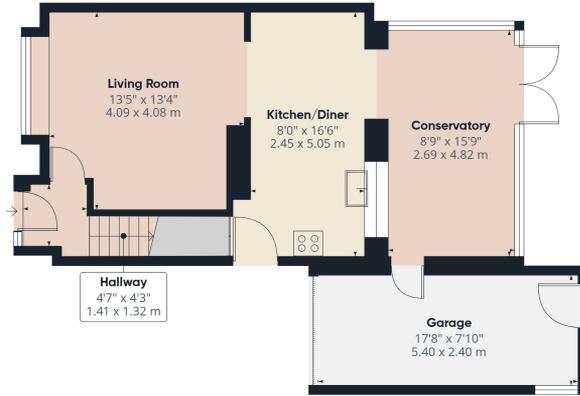
Ample off road parking to front

Garage

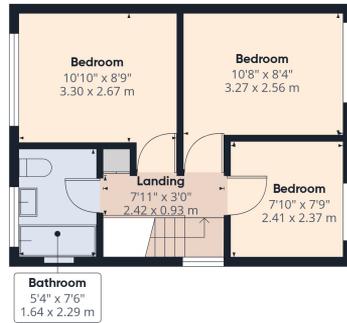
17' 8" x 7' 10" (5.38m x 2.39m) Up and over door to front, power and lighting.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
965 ft²
89.7 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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