

Byron Road, Locking, Weston-Super-Mare, Somerset. BS24 8AG

£300,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled within the highly sought-after location of Locking in Weston-super-Mare, this delightful three/four-bedroom semi-detached residence presents a perfect blend of modern comfort and traditional charm. Boasting ample living space, a versatile layout, and a serene outdoor area, this home offers an inviting retreat for families or those seeking a tranquil lifestyle. Upon entering, you are greeted by a welcoming entrance hall, setting the tone for the home's warm ambiance and functional design. To the left of the entrance hall lies the heart of the home - an open-plan kitchen/diner. This spacious area serves as the hub for culinary delights and social gatherings, featuring contemporary fittings, ample storage, and room for dining furniture. Its seamless flow creates an inviting space for everyday living and entertaining. Conveniently situated adjacent to the kitchen/diner, the ground floor hosts a versatile bedroom and a well-appointed bathroom, offering flexibility and convenience for guests or home office needs. Adjacent to the entrance hall, the cozy living room provides a comfortable retreat for relaxation and unwinding. Large windows bathe the space in natural light, creating an inviting atmosphere for family gatherings or quiet evenings. Ascending the staircase, you'll discover three additional bedrooms, each offering comfortable living quarters and ample storage options. A second bathroom complements the upper level, providing convenience for the household's needs. Step outside to the enchanting outdoor space, featuring a generous garden primarily laid to lawn. Whether it's basking in the sun, hosting al fresco dining, or enjoying outdoor activities, this private sanctuary offers endless possibilities for enjoyment and relaxation. Additionally, a double gate provides the potential for secure driveway parking, adding practicality to the property.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House
- Four Bedrooms
- Sought After Location
- Kitchen/Diner
- Gated Driveway
- Gas Central Heating
- EPC - D



## ROOM DESCRIPTIONS

### Entrance

Pathway leading up to UPVC double glazed obscure door opening through to;

### Entrance Hall

Stairs rising to first floor landing, doors to kitchen and living room, radiator.

### Kitchen/Diner

16' 5" x 9' 6" (5.00m x 2.90m) UPVC double glazed windows to front and rear aspects, UPVC double glazed french doors opening to rear garden. Range of wall to base units inset sink and drainer with mixer taps over, integrated eye level ovens and microwave, integrated hob with extractor fan over, integrated fridge/freezer, integrated dish washer, integrated washing machine.

### Downstairs Bathroom

4' 9" x 10' 11" (1.45m x 3.33m) Sky light, low level WC, vanity wash hand basin, fully enclosed shower cubicle with over head fitted shower attachment, heated towel rail.

### Downstairs Bedroom

10' 10" x 14' 1" (3.30m x 4.29m) UPVC double glazed window to rear aspect, radiator and storage cupboard

### Living Room

16' 5" x 11' 3" (5.00m x 3.43m) UPVC double glazed window to front aspect, radiator and fire place.

### Stairs Rising to First Floor Landing

UPVC double glazed window to rear aspect, radiator.

### Bathroom

5' 5" x 7' 11" (1.65m x 2.41m) UPVC double glazed obscure window to rear aspect, low level WC, vanity wash hand basin, paneled bath with shower above

### Bedroom

10' 7" x 9' 10" (3.23m x 3.00m) UPVC double glazed window to front aspect, radiator and storage cupboard.

### Bedroom

8' 0" x 11' 6" (2.44m x 3.51m) UPVC double glazed window to front aspect, radiator and storage cupboard.

### Bedroom

8' 2" x 8' 6" (2.49m x 2.59m) UPVC double glazed window to rear aspect, radiator.

### Garden

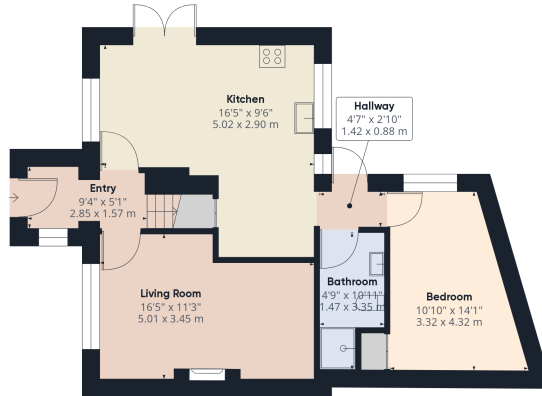
Fully enclosed side and rear gardens mainly laid to lawn with patio area, shed

### Parking

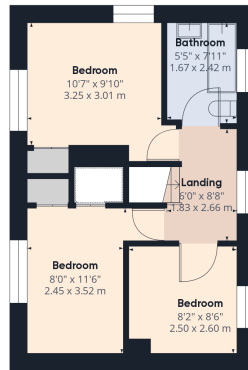
Secure parking access via double gate



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1019.4 ft<sup>2</sup>  
94.71 m<sup>2</sup>

(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.

GIRAFFE360

