

Merryfield Road, Locking, Weston-Super-Mare, Somerset. BS24  
7DN

£339,950 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the desirable location of Locking, this fantastic extended four-bedroom end of terrace property offers an abundance of space and versatility, perfect for families or those seeking a flexible living arrangement. Upon arrival, you are greeted by a generous block-paved driveway, providing ample off-road parking for multiple vehicles. Step inside through the welcoming entrance hall, which includes a convenient downstairs cloakroom, and leads you into the heart of the home. The ground floor boasts a bright and spacious living room, ideal for relaxing or entertaining. This area seamlessly opens into the dining space, creating a sociable and practical layout. The adjacent kitchen provides access to an additional reception room, offering versatile options such as a snug, sitting room, or an alternative dining area. Upstairs, the property continues to impress with four well-proportioned bedrooms, ensuring plenty of space for family and guests. Two bathrooms serve the upper floor, enhancing convenience and functionality. Situated close to local amenities, schools, and transport links, this home enjoys a prime location with everything you need just a short distance away. This property presents an excellent opportunity to own a spacious, adaptable home in a sought-after area.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Great Size End of Terrace House
- Four Bedrooms
- Two Reception Rooms
- Block Paved Driveway
- Sought After Location and Close to Amenities
- Gas Central Heating and UPVC Double Glazing
- Double Storey Extension



## ROOM DESCRIPTIONS

### Entrance

Block paved driveway leading up to UPVC double glazed door opening through to;

### Entrance Hall

Door to downstairs cloakroom and living room, radiator and stairs rising to first floor landing.

### Living Room

13' 8" x 17' 8" (4.17m x 5.38m) UPVC double glazed window to front aspect, radiator, door to kitchen and opening through to;

### Dining Room

3' 2" x 12' 3" (0.97m x 3.73m) UPVC double glazed french doors opening to rear garden, radiator.

### Kitchen

11' 5" x 17' 8" (3.48m x 5.38m) UPVC double glazed obscure window to rear aspect, range of wall and base units sink and drainer with mixer taps over, integrated hob and oven, space for fridge freezer, space and plumbing for washing machine and dish washer, door to downstairs cloakroom, radiator.

### Dining Room/Snug

11' 2" x 12' 2" (3.40m x 3.71m) UPVC double glazed french doors opening to rear garden, radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

12' 3" x 12' 4" (3.73m x 3.76m) UPVC double glazed window to rear aspect, radiator and door through to bathroom.

### Bathroom

7' 11" x 12' 7" (2.41m x 3.84m) UPVC double glazed obscure window to rear aspect, low level WC and wash hand basin, free standing bath with mixer taps over and hand held shower, fully enclosed shower cubicle with fitted shower attachment, radiator and heated towel rail, door back onto landing.

### Bedroom Two

12' 7" x 10' 9" (3.84m x 3.28m) UPVC double glazed window to front aspect, radiator and built in wardrobe.

### Bedroom Three

8' 6" x 12' 1" (2.59m x 3.68m) UPVC double glazed window to front aspect, radiator and built in wardrobe.

### Bedroom Four

10' 10" x 7' 0" (3.30m x 2.13m) UPVC double glazed window to side aspect, radiator.

### Bathroom

4' 8" x 5' 7" (1.42m x 1.70m) UPVC double glazed obscure window to rear aspect, wash hand basin and bath, heated towel rail.

### Cloakroom

Low level WC

### Rear Garden

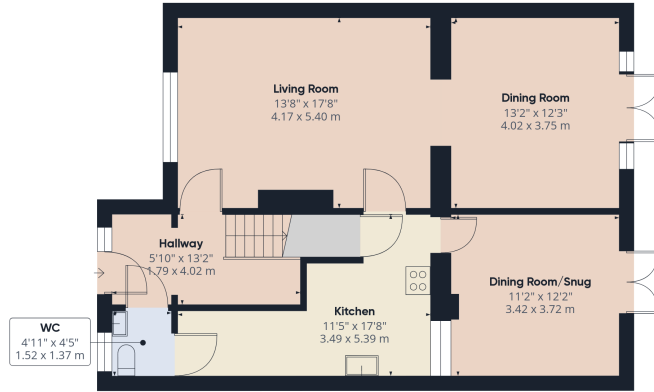
Fully enclosed rear garden laid to artificial lawn and decking, gate onto rear aspect.

### Front

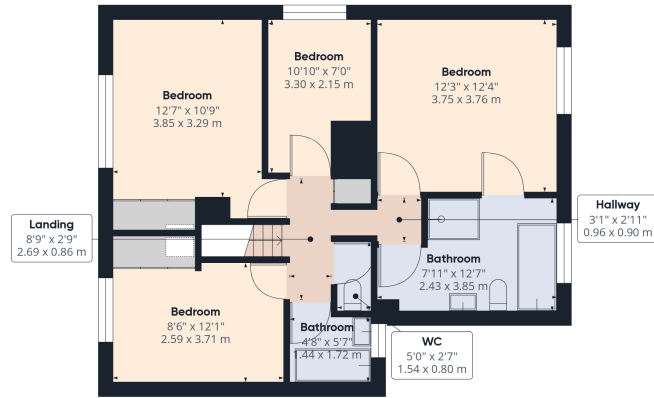
Ample parking to front which has bene block paved



# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1465.5 ft<sup>2</sup>  
136.15 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. Calculations are based on RICS IPMS 3C standard.

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