

The Paddocks, Uphill, Weston-Super-Mare, Somerset. BS23 4SE

£525,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to this exquisite four/five bedroom detached home located in the highly sought-after Uphill Village in Weston-super-Mare. This luxury property is a true gem, boasting an abundance of natural light and a spacious layout that spans three floors. As you approach the house, you'll be greeted by a charming frontage with stone chippings, providing ample parking space. The property also features a convenient garage at the front, perfect for secure storage or additional parking. Upon entering the home, you'll find a bright and airy living room that seamlessly opens into a spacious dining area, creating a perfect space for entertaining or family gatherings. The modern kitchen is a chef's delight, featuring contemporary fixtures and leading out to a sun room that bathes the space in natural light. Additionally, the ground floor includes a convenient cloakroom for guests. On the second floor, you'll discover three well-appointed bedrooms and a modern family bathroom. The top floor offers two additional bedrooms, one of which could easily be transformed into a home office, providing flexibility for various lifestyle needs. The rear garden is laid to lawn, offering a peaceful retreat for outdoor relaxation or play. From the property, you can enjoy beautiful views of the nearby church, adding to the charm and character of this delightful home.

## FEATURES

- 360 VIDEO TOUR AVAILABLE
- Beautiful Detached Home
- Four/Five Bedrooms
- Expanding Over Three Floors
- Sought After Location
- Quiet Cul De Sac
- Garage
- Parking to Front
- UPVC Double Glazing & Gas Central Heating
- Fantastic Scenery



## ROOM DESCRIPTIONS

### Entrance

Entrance via main front door, stairs rising to first floor landing, doors to WC, kitchen and living room, radiator.

### Living Room

13' 0" x 16' 0" (3.96m x 4.88m) UPVC double glazed windows to front and side aspects, radiator and feature fireplace.

### Dining Room

12' 0" x 10' 10" (3.66m x 3.30m) UPVC double glazed french doors onto rear garden, UPVC double glazed window to side aspect, radiator, entrance through to;

### Kitchen

12' 0" x 14' 4" (3.66m x 4.37m) Accessible through both the entrance hall and dining room, this area features a double-glazed window overlooking the rear. It includes a variety of wall and base cabinets topped with a work surface, an island, and an inset sink with a mixer tap. An integrated oven is installed, along with space and plumbing for a dishwasher and room for a tall fridge/freezer.

### Sun Room

13' 0" x 8' 4" (3.96m x 2.54m) UPVC double glazed french doors onto rear garden, UPVC double glazed window with garden aspects

### Utility Room

7' 0" x 3' 1" (2.13m x 0.94m) Space and plumbing for washing machine, door to front aspect.

### Downstairs Cloakroom

UPVC double glazed window to side aspect, low level WC, wash hand basin and radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

13' 0" x 13' 1" (3.96m x 3.99m) UPVC double glazed window to side and front aspects, radiator.

### Bedroom Two

12' 0" x 10' 9" (3.66m x 3.28m) UPVC double glazed windows to side and rear aspects, radiator and storage cupboard.

### Bedroom Three

9' 0" x 12' 2" (2.74m x 3.71m) UPVC double glazed window to rear aspect, radiator and storage cupboard

### Family Bathroom

9' 0" x 5' 4" (2.74m x 1.63m) UPVC double glazed obscure window to side aspect, low level WC and vanity wash hand basin, panelled bath with shower over, heated towel rail

### Stairs Rising to Third Floor

### Bedroom

12' 0" x 13' 1" (3.66m x 3.99m) Velux windows and eaves storage

### Bedroom/Office

12' 0" x 8' 10" (3.66m x 2.69m) Velux window and eaves storage.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with patio area, fence and walls bordering, access to front of property.

### Parkin

Off road parking to front

### Garage

Up and over door and located in front of property.



# FLOORPLAN & EPC

