

Christian Close, Worle, Weston-Super-Mare, Somerset.

BS22 7TP

£290,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This lovely 3 bed semi detached house offers more than your average property with a large integral garage, plenty of parking to the front and a generous rear garden. The property is approached via the driveway parking to the front, which is easily suitable for 4 vehicles, and then entry to a useful front porch. The living room feels a great size as it opens to the dining area and a patio door to the rear garden; and the kitchen offers a range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, white ceramic belfast-style sink/drainer and a door into the integral garage. This is a great size garage with roll up door to the front, door to the rear garden and also has a sink and plumbing for washing machine. Upstairs there are 3 bedrooms and a family bathroom offering a white suite of WC and sink with storage and a P-shaped bath with shower over and a curved glass screen. Outside to the rear is a generous sized garden with an area of decking for table and chairs and a lawned area leading down to a pergola covered patio area.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi Detached house
- Three Bedrooms
- Large integral garage
- Living Room with dining room area
- Ample parking to front driveway
- Good sized rear garden
- Council Tax - Band C
- EPC-C



## ROOM DESCRIPTIONS

### Front Porch

5' 4" x 3' 4" (1.63m x 1.02m)  
Suitable for shoes/coat storage

### Lounge Diner

24' 3" x 11' 11" max (7.39m x 3.63m) Radiator; Upvc double glazed window to front and patio door to rear garden; entry to kitchen

### Kitchen

9' 9" x 6' 4" (2.97m x 1.93m)  
Radiator; Upvc double glazed window to rear; door to garage; range of wall and base units with worktops over, induction hob with extractor hood over and electric oven under, white ceramic Belfast-style sink/drainer

### Bedroom 1

Radiator; Upvc double glazed window to rear; doors to built in wardrobe

### Bedroom 2

10' 6" x 8' 9" (3.20m x 2.67m)  
Radiator; Upvc double glazed window to front

### Bedroom 3

7' 6" x 6' 1" (2.29m x 1.85m)  
Radiator; Upvc double glazed window to front

### Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)  
Radiator; Upvc double glazed window to rear; white suite of WC and sink with storage and a P-shaped bath with shower over and a curved glass screen.

### Outside

FRONT - Large driveway parking at least suitable for 4 vehicles; door to garage

REAR - Outside to the rear is a generous sized garden with an area of decking for table and chairs and a lawned area leading down to a pergola covered patio area.

GARAGE - 21'2 X 13'2 max .. roll up door to front; upvc door to rear garden; power and water; sink and washing machine



# FLOORPLAN & EPC

