

Rectors Way, Weston-Super-Mare, Somerset. BS23 3NP

£315,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This semi detached family home is a great size for the family having 4 bedrooms, 2 reception rooms, cloakroom, kitchen with utility area to the side and a fantastic sized rear garden. The property is approached via a pathway through the front garden area and the entrance hall has the stairs to the first floor. To the right is living room which has the benefit of french doors out to the rear garden, and to the left is the dining room which follows through to the kitchen to the rear. The kitchen offers a range of wall and base units with worktops over, gas range-style cooker with extractor hood over, inset sink/drainage with mixer tap over; and spaces for dryer, washing machine and fridge freezer can be found in the utility area. From the kitchen there is a door out to a rear porch which has a door to the rear garden and a door to the cloakroom with WC and wash basin. Upstairs there are 4 bedrooms with bedroom 1 benefiting from a walk-in style wardrobe for clothes storage. The family bathroom has a white suite of WC, wash basin and a bath with shower over. Outside to the front there is a walled low maintenance garden area and to the side of the house is a gated storage area leading through to the rear garden which is a great size and laid mostly to lawn with a patio area. Please note parking is on street only here but there are parking bays to the side of the house which can be leased if required (cost is unknown at this time).

FEATURES

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Cloakroom and Utility area
- Great sized rear garden
- Bed 1 with walk-in wardrobe area
- On Street Parking
- EPC - TBA
- Council Tax - Band B
- 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Hall

Stairs to first floor; doors to living room and to dining room

Living Room

14' 8" x 12' 6" (4.47m x 3.81m) Radiator; Upvc double glazed window to front and doors to rear garden

Dining Room

11' 4" x 10' 4" (3.45m x 3.15m) Radiator; Upvc double glazed window to front; door to kitchen

Kitchen

16' 0" x 11' 5" (4.88m x 3.48m) Radiator; Upvc double glazed window to garden; door to rear porch and cloakroom; door to large under-stairs cupboard; range of wall and base units with worktops over, gas range-style cooker with extractor hood over, inset sink/drainers with mixer tap over; and spaces for dryer, washing machine and fridge freezer can be found in the utility area

Rear Porch / Cloakroom

Rear porch area with door to rear garden
CLOAKROOM - white WC and wash basin; window to side

Bedroom 1

11' 3" x 10' 5" (3.43m x 3.17m) Radiator; Upvc double glazed window to front; doorway into walk-in cupboard/store
CUPBOARD 6'6 x 3'2

Bedroom 2

12' 4" x 6' 8" (3.76m x 2.03m) Radiator; Upvc double glazed window to front

Bedroom 3

9' 7" x 7' 7" (2.92m x 2.31m) Radiator; Upvc double glazed window to rear

Bedroom 4

11' 7" x 5' 8" (3.53m x 1.73m) Radiator; Upvc double glazed window to side; L-shaped room

Bathroom

10' 0" x 3' 7" (3.05m x 1.09m) Radiator; Upvc double glazed window to rear; white suite of WC, wash basin and a bath with shower over.

Outside

FRONT - Outside to the front there is a walled low maintenance garden area and to the side of the house is a gated storage area leading through to the rear garden

REAR - great size and laid mostly to lawn with a patio area; Garden store shed and low brick store

Please note parking is on street only here but there are parking bays to the side of the house which can be leased if required (cost is unknown at this time).



FLOORPLAN & EPC

