

Belgrave Road, Weston-Super-Mare, Somerset. BS22 8AJ

£395,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This extended semi detached house offers great space for the whole family with 4 double bedrooms, cloakroom, en suite and utility, a living room that extends through into a family room and then a kitchen diner, outside office and garden. The property is approached via the parking to the front leading to front porch and then into the main entrance hall, which has stairs to the first floor and a cloakroom with WC and wash basin. The bay fronted living room is to the front of the house which then has doors through to a family room area and then further through to a dining room area which has a lovely multi-fuel burner/fireplace surround and also has access to the kitchen. The kitchen offers a range of wall and base units with worktops over, range-style electric cooker with extractor hood over, inset white ceramic sink/drain, a breakfast bar area and then a further door to the utility room which has spaces for dishwasher, washing machine, dryer and fridge freezer. To the middle floor of the house there are 3 bedrooms, all good sizes, and a family bathroom offering a white suite of WC, wash basin, bath and a separate shower. Up stairs again to the converted roof space is a lovely master bedroom with 2 built in cupboards, eaves storage and an en suite offering a white suite of WC, wash basin and a large walk-in shower. To the outside rear the garden is split to 2 levels with the top level being artificial lawn with glass balustrades overlooking the lower garden level which is laid to lawn with a log store and a large timber shed (approx 16'x5'). The upper level has access to the outside office (approx 8'x9') being two thirds of a garage conversion, with the front third still being a garage for storage. There is also a large 23' covered area of car port with timber gates to the block paved front driveway.

FEATURES

- Extended semi detached house
- Loft Conversion with bedroom & en suite
- Four double bedrooms
- Outside office / Hobby room
- Mini-garage storage and car port
- Large open plan living / family area
- Cloakroom & utility
- EPC - D
- Council Tax - Band D
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Porch / Entrance Hall / Cloakroom

Entry porch to front.
Main entrance hall has stairs to first floor.
Cloakroom - White WC and wash basin; window to side

Living Room

14' 4" x 10' 10" (4.37m x 3.30m) Radiator; Upvc double glazed bay window to front; feature fire place and surround

Family Room

12' 4" x 11' 0" (3.76m x 3.35m) Middle room between living room and dining/kitchen; multi fuel log/coal burner

Dining Room Area

17' 7" x 10' 1" (5.36m x 3.07m) Radiator; Upvc double glazed patio doors to rear garden; open into kitchen

Kitchen

9' 2" x 7' 2" (2.79m x 2.18m) Upvc double glazed window to rear; range of wall and base units with worktops over, range-style electric cooker with extractor hood over, inset white ceramic sink/drainage, a breakfast bar area; door to utility

Utility

8' 8" x 7' 3" (2.64m x 2.21m) Wall and base units with worktops over; spaces for dishwasher, washing machine, dryer and fridge freezer; Upvc double glazed window to side

Bedroom 1 - top floor

19' 6" x 11' 1" (5.94m x 3.38m) Radiator; Upvc double glazed window to rear; door to en suite; 2 built in cupboards; eaves storage door/s

En Suite

Towel Radiator; Upvc double glazed window to rear; white suite of WC, wash basin and a large walk-in shower.

Bedroom 2 - mid floor

14' 9" x 12' 1" (4.50m x 3.68m) Radiator; Upvc double glazed bay window to front

Bedroom 3

12' 3" x 10' 8" (3.73m x 3.25m) Radiator; Upvc double glazed window to rear

Bedroom 4

15' 1" x 7' 3" (4.60m x 2.21m) Radiator; Upvc double glazed window to rear and side

Family Bathroom

Towel Radiator; Upvc double glazed window to front; white suite of WC, wash basin, bath and a separate shower.

Outside

FRONT - block paved driveway parking for 3; timber gates to car port to side and to garage.

REAR - split to 2 levels with the top level being artificial lawn with glass balustrades overlooking the lower garden level which is laid to lawn with a log store and a LARGE TIMBER SHED - (approx 16'x5').

The upper level has access to the OUTSIDE OFFICE (approx 8'x9') being two thirds of a garage conversion, with the front third (approx 5'x8') still being a garage for storage.

There is also a large 23' covered area of CAR PORT with timber gates to the block paved front driveway.



FLOORPLAN & EPC

