

Aconite Close, Wick St Lawrence, Weston-Super-Mare, Somerset.  
BS22 9TW

£375,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled within a quiet and desirable cul-de-sac in the ever-popular area of Wick St Lawrence, this attractive four-bedroom detached home on Aconite Close offers the perfect blend of space, functionality and modern family living. With ample off-road parking, a beautiful outlook to the front, and a thoughtfully landscaped rear garden, this home is ideal for those seeking a peaceful setting without compromising on convenience or comfort. As you approach the property, you'll immediately notice the welcoming frontage which provides off-street parking for up to three vehicles. The property enjoys an attractive open aspect to the front, overlooking a pleasant green area, giving a real sense of space and privacy. Upon entering the home, you are greeted by a bright and spacious entrance hall which sets the tone for the rest of the property. The former garage has been expertly converted to create a versatile additional reception room, currently being utilised as a home office – perfect for remote working or as a playroom, hobby space or even an occasional guest room. The hallway also provides access to a convenient downstairs cloakroom/WC, ideal for visiting guests and busy family mornings. The main living accommodation on the ground floor flows beautifully. A generous living room opens into a dedicated dining area, creating a fantastic space for both everyday living and entertaining. From the dining room, you have direct access into the fitted kitchen, offering a practical layout and a good range of wall and base units. The dining room in turn leads into a spacious conservatory, which adds further living flexibility and serves as a lovely space to relax while overlooking the garden. Upstairs, the property continues to impress with four well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, offering additional privacy and comfort, while the remaining three bedrooms are all served by a modern family bathroom. Whether you're a growing family, have regular guests or need rooms for work or hobbies, there's plenty of space to accommodate a variety of needs. To the rear, the sunny garden has been cleverly designed to maximise enjoyment and minimise maintenance. It features a combination of raised decking – perfect for outdoor dining and summer gatherings – and artificial lawn, ensuring a green outlook all year round. A standout feature of the garden is the fully functional garden room, which adds even more flexibility as a potential home gym, office, or creative studio

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Fantastic Four Bedroom Detached House
- Four Bedrooms ( En Suite to Main Bedroom)
- Sunny Landscaped Rear Garden
- Off Road Parking for Three Cars
- Conservatory onto rear garden
- Open Outlook to Front Aspect
- Garden Room
- Sought After Location Located in a Cul De Sac



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Doors to downstairs cloakroom, office room and living room.

### Office Room/Study

15' 7" x 6' 7" (4.75m x 2.01m) Double glazed windows to front aspect, radiator and wall mounted boiler.

### Downstairs Cloakroom

Low Level WC and pedestal wash hand basin

### Living Room

16' 7" x 10' 6" (5.05m x 3.20m) Double glazed windows to front aspect, radiator and wood burner, under stair storage and stairs rising to first floor landing, opening through to;

### Dining Room

8' 8" x 10' 5" (2.64m x 3.17m) Sliding doors to conservatory and door through to;

### Kitchen

8' 7" x 10' 10" (2.62m x 3.30m) Double glazed door providing access to the rear garden, complemented by a double glazed window overlooking the rear aspect. Fitted with a range of wall and base units, the kitchen includes an inset sink and drainer with mixer taps. Integrated appliances comprise a hob and oven, with designated space and plumbing for a washing machine and dishwasher, as well as space for a tumble dryer and a large fridge/freezer."

### Conservatory

9' 7" x 9' 0" (2.92m x 2.74m) Double glazed windows to rear garden aspect, radiator and doors to garden.

### Stairs Rising to First Floor Landing

### Bedroom One

14' 1" x 8' 9" (4.29m x 2.67m) Double glazed windows to front aspect, built in wardrobes, radiator and door through to;

### En Suite

5' 3" x 5' 7" (1.60m x 1.70m) Double glazed obscure window to front aspect, enclosed corner shower with hand held shower attachment, low level WC and wash hand basin, radiator.

### Bedroom Two

8' 11" x 10' 6" (2.72m x 3.20m) Double glazed window to front aspect, radiator and built in wardrobe.

### Bedroom Three

8' 9" x 8' 9" (2.67m x 2.67m) Double glazed windows to rear garden, radiator and built in wardrobe.

### Bedroom Four

7' 8" x 6' 11" (2.34m x 2.11m) Double glazed window to front aspect, radiator.

### Bathroom

8' 5" x 5' 1" (2.57m x 1.55m) Double glazed obscure window to side aspect, panelled bath with shower over, low level WC and pedestal wash hand basin, radiator.

### Rear Garden

A fully enclosed rear garden featuring a combination of decking, artificial lawn, and patio areas. Gated access leads to the front of the property, and the garden also benefits from an outdoor tap and direct access to the garden room

### Garden Room

Perfect for an office space, bar or hobby room, double doors into the garden room with windows to garden aspect

### Parking

Parking for three cars



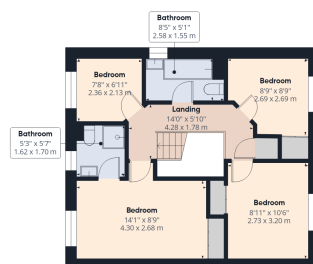




## FLOORPLAN & EPC



## Floor 0



### Floor 1

Approximate total area<sup>(1)</sup>

1114 ft<sup>2</sup>  
103.5 m<sup>2</sup>

### Balconies and terraces

360 ft<sup>2</sup>  
33.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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