

Birchwood Avenue, Weston-Super-Mare, Somerset.

BS23 3JD

Offers in Region of £300,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious semi detached bay fronted house has had lots of updating and is great for the family offering 3 bedrooms, living room through to dining and kitchen, a rear extension to give a garden room, and a garage with driveway parking. The property is approached via the driveway parking to the front and a front garden area of chippings which could give more parking if needed. There is a front porch area leading into the entrance hall for the house which has stairs to the first floor and cupboard storage. The living room is to the front of the house with a bay window overlooking the front and is a great size, especially as it follows through to the dining room area which itself is open to the new kitchen. The kitchen offers a range of wall and base units with worktops over, range-style gas cooker with extractor hood over, space for washing machine, integral dishwasher and fridge, Belfast-style white ceramic sink and a good sized breakfast bar area having space for 4 stools. Off the kitchen is a useful larder store area and also the cloakroom with white WC and wash basin. A great addition to the rear of the house is the lovely garden room (currently used as a dining area) which stretches across the rear of the house with french doors out to the garden and garage. Upstairs there are 3 bedrooms, with beds 1 and 2 benefitting from built in cupboard storage, and the family bathroom which again has been renovated to offer a fully tiled space with a white suite of WC, wash basin and large walk-in shower. Outside to the rear of the house is a great sized and private garden with a large patio area for table and chairs, an area of artificial lawn and a decked area which is great place for a relaxing with lounge chairs. The garage to this property is also a great size and has power and lighting, an up and over door to the front and also a personal doors for ease of access.

## FEATURES

- Semi-detached house
- Three Bedrooms
- New kitchen, bathroom and boiler
- Living room open to dining and kitchen
- South Westerly facing garden
- Garden room extension to rear
- Cloakroom WC
- EPC-C



## ROOM DESCRIPTIONS

### Entrance porch:

Feature stain glass door to the hallway

### Hallway:

Stairs to the first floor, radiator, double glazed window, cupboard

### Lounge:

12' 6" x 12' 5" (3.81m x 3.78m) Double glazed window, radiator, wood burner, open plan to dining room

### Dining room:

13' 3" x 9' 0" (4.04m x 2.74m) Open plan to the kitchen, radiator, window into garden room

### Kitchen:

9' 4" x 8' 2" (2.84m x 2.49m) Double glazed window to side; range of wall and base units with worktops over, range-style gas cooker with extractor hood over, space for washing machine, integral dishwasher and fridge under counter, belfast-style white ceramic sink and a good sized breakfast bar area having space for 4 stools

### Garden Room:

19' 0" x 7' 6" (5.79m x 2.29m) Double glazed windows, french doors to the garden ; L-shaped room

### Bedroom 1:

15' 4" x 9' 11" (4.67m x 3.02m) Double glazed window, radiator, wardrobes

### Bedroom 2:

11' 6" x 8' 0" (3.51m x 2.44m) Double glazed window, radiator, wardrobes

### Bedroom 3:

8' 10" x 8' 3" (2.69m x 2.51m) Double glazed window, radiator

### Family Bathroom:

7' 4" x 6' 11" (2.24m x 2.11m) double glazed window to front; renovated to offer a fully tiled space with a white suite of WC, wash basin and large walk-in shower.

### Rear garden:

A South Westerly facing and private garden with a large patio area for table and chairs, an area of artificial lawn and a decked area which is great place for a relaxing with lounge chairs.

### Garage and parking:

The driveway provides off street parking and leads to the larger than average GARAGE (please note the neighbour has a right of way by foot to their side gate)

GARAGE - approx 16' x 12'; power and lighting; up and over door to front and a personal door to front

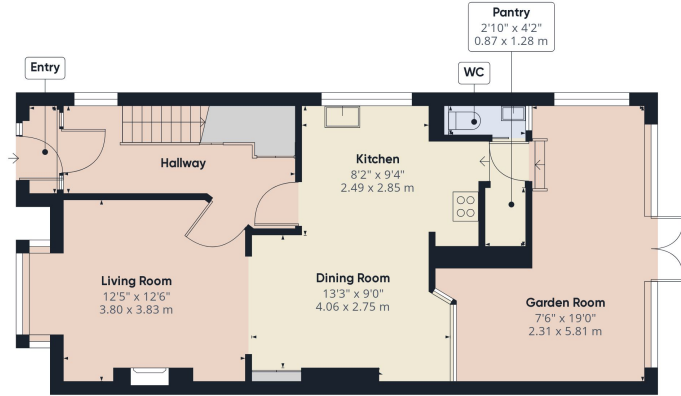
PLEASE NOTE - we haven been informed by the sellers that extensive works have been (recently) done to the property including - decor/plastering; carpets/flooring; new kitchen and bathroom; wood burner (certified); rewire work; new boiler.



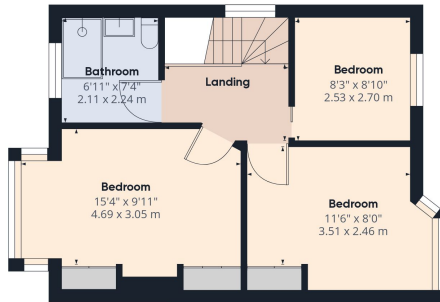




# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
1229.35 ft<sup>2</sup>  
114.21 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

