

**Willow Close, St Georges, Weston-Super-Mare, Somerset.
BS22 7XF**

**£435,000 Freehold
FOR SALE**



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Set in the highly sought-after and ever-popular St. Georges location, this beautifully presented detached home enjoys a prime position with an impressive range of amenities just a short stroll away. Within a convenient 10-minute walk, you'll find The Woolpack public house and deli—a local favourite for food and socialising—the nearby train station offering excellent transport links, the Sainsbury's shopping complex for everyday essentials, as well as a selection of schools and family-friendly play areas. This superb accessibility makes the property ideal for families, commuters, and anyone seeking a well-connected yet peaceful setting.

The home itself is thoughtfully laid out and offers generous, well-maintained accommodation designed with modern family living in mind. Upon entering, you are welcomed by a hallway that sets the tone for the rest of the property. A handy cloakroom adds to the home's practicality. The good-sized living room features double doors that open directly onto the rear garden, creating a bright and airy atmosphere and providing an effortless indoor-outdoor flow—perfect for entertaining or enjoying sunny days. There is also a separate dining room, ideal for family meals or hosting guests. The modern kitchen is a real highlight, fitted with contemporary units and complete with a breakfast bar that offers a relaxed space for casual dining or morning coffee. Upstairs, the property boasts four well-proportioned double bedrooms, ensuring plenty of space for family members, guests, or a home office setup. The family bathroom is well appointed, while the main bedroom benefits from its own en-suite shower room for added convenience and privacy. Further advantages include gas central heating, double glazing throughout, and a driveway leading to the garage, providing secure parking and additional storage options.

The superb rear garden is another standout feature—beautifully maintained and offering an ideal space for summer BBQs, children's play, gardening, or simply unwinding at the end of the day. Altogether, this is a wonderfully well-rounded home that combines an excellent location with spacious living accommodation, modern comforts, and a delightful outdoor space, making it an exceptional choice for a wide variety of buyers.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Executive detached home
- 4 double bedrooms
- Beautiful Southerly facing garden
- Front to back lounge with dual aspect
- Separate dining room
- Driveway to the GARAGE
- Bathroom, En-suite Shower Room & Cloakroom
- Walking distance of the local public houses and train station
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, doors to the living room and kitchen, double doors to the dining room

Living room:

6.25m x 3.37m (20' 6" x 11' 1") Dual aspect room, with double glazed window to the front and double glazed double doors to the garden. Central gas fire with feature fire surround and hearth, radiator

Dining room:

3.69m x 2.67m (12' 1" x 8' 9") Radiator, double glazed window

Kitchen:

4.56m x 3.40m (15' 0" x 11' 2") Sink unit, a range of modern floor and wall units, 2 built in Neff ovens and a 5 ring Neff induction hob with extractor hood over, integrated dishwasher, Neff warming drawer, integrated fridge/freezer, cupboard, breakfast bar double glazed window, doors to the cloakroom and garden

Cloakroom;

WC, radiator, wash hand basin, double glazed window

First floor landing:

Double glazed window, cupboard, loft access

Bedroom 1:

4.43m x 3.99m (14' 6" x 13' 1") Radiator, built in wardrobes, double glazed window, door to the en-suite

En-suite shower room:

Shower cubicle, WC, wash hand basin, double glazed window, radiator

Bedroom 2:

3.66m x 2.78m (12' 0" x 9' 1") Radiator, double glazed window, built in wardrobe

Bedroom 3:

2.80m x 2.56m (9' 2" x 8' 5") Radiator, double glazed window, built in wardrobe

Bedroom 4:

3.44m x 2.17m (11' 3" x 7' 1") Radiator, double glazed

Bathroom:

Bath, WC, wash hand basin, double glazed window

Garage and parking:

The driveway has parking for 2 vehicles, one of the spaces are behind closed gates if required, and leads to the SINGLE GARAGE which has light and power

Rear garden:

A lovely size garden, with a Southerly facing aspect, the garden has a good size lawn area, and an abundance of shrubs, flowers, plants and trees, the garden benefits from a good degree of privacy



FLOORPLAN & EPC

