

Old Mill Way, Weston-Super-Mare, Somerset. BS24 7AS

£350,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to your dream home in the tranquil setting of Old Mill Way, Weston-super-Mare. Nestled in a quiet cul-de-sac, this superb detached three-bedroom house offers a perfect blend of modern living and serene surroundings. Situated on a desirable corner plot, the property boasts an impressive garden and a luxury garden room, currently used as a stylish outdoor bar and entertainment lodge, ideal for hosting gatherings or enjoying peaceful evenings. As you step inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor features a convenient cloakroom, a comfortable living room, and a stunning open-plan kitchen and dining area. The kitchen is beautifully designed with modern fixtures and seamlessly connects to a separate utility room, providing ample space for all your culinary and household needs. The first floor offers three well-proportioned bedrooms, including a master bedroom with an en-suite bathroom for added privacy and luxury. The additional family bathroom ensures convenience for the whole household. Each bedroom is designed to offer a comfortable and relaxing space, perfect for unwinding after a long day. The property's outdoor area is truly exceptional. The luxury garden room serves as an entertainment hub, currently utilized as a bar and entertainment lodge, offering a unique space to socialize and entertain guests. The generous garden, enhanced by a barbecue area, provides an idyllic setting for outdoor dining and relaxation. This property also includes a garage and off-road parking, ensuring ample space for vehicles and storage. The combination of indoor and outdoor amenities makes this house an ideal family home or a perfect retreat for those seeking a peaceful yet luxurious lifestyle.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful Detached House
- Three Bedrooms
- Fantastic Bar In the Garden Which Has Multiple Use
- Garage
- Off Road Parking
- Open Plan Kitchen/Dining Room
- Substantial Size Plot
- Cul De Sac Location
- Close to Amenities



## ROOM DESCRIPTIONS

### Entrance

Paved cul de sac leading up to property with main front door opening through to;

### Entrance Hall

Doors to living room, downstairs cloakroom and kitchen, stairs rising to first floor landing.

### Living Room

11' 0" x 12' 10" (3.35m x 3.91m) UPVC double glazed bay windows to front aspect, two radiators.

### Downstairs Cloakroom

UPVC double glazed obscure window to side aspect, wash hand basin, low level WC and radiator.

### Kitchen

11' 0" x 17' 10" (3.35m x 5.44m) UPVC double glazed window to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated eye level oven and additional integrated oven with hob over, integrated fridge freezer, integrated dishwasher, integrated wine cooler, fantastic center island perfect for more worktop space and kitchen storage, you also have radiator and storage cupboard with opening through to;

### Dining Area

11' 10" x 9' 4" (3.61m x 2.84m) uPVC double glazed windows to multiple garden aspects, UPVC double glazed french doors onto garden, radiator.

### Utility Room

5' 0" x 5' 6" (1.52m x 1.68m) UPVC double glazed door to rear garden aspect, some wall and base units with space and plumbing for washing machine, additional space for white good.

### Stairs Rising to First Floor Landing

### Bedroom One

11' 0" x 11' 2" (3.35m x 3.40m) UPVC double glazed window to front aspect, radiator and multiple places for storage, door through to;

### En Suite

5' 0" x 5' 8" (1.52m x 1.73m) UPVC double glazed obscure window to front aspect, low level WC, wash hand basin, enclosed corner shower with electric shower attachment, radiator.

### Bedroom Two

8' 0" x 9' 8" (2.44m x 2.95m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Three

8' 0" x 7' 10" (2.44m x 2.39m) UPVC double glazed window to rear aspect, radiator.

### Family Bathroom

7' 0" x 5' 9" (2.13m x 1.75m) UPVC double glazed obscure window to side aspect, L-shape bath with shower screen and shower attachment over, low level WC and vanity wash hand basin, heated towel rail.

### Outside Bar/Luxury Lodge

15' 0" x 12' 8" (4.57m x 3.86m) Multiple use outside bar or lodge that has UPVC double glazed window to all aspects, power, lighting and multiple electric wall mounted heaters, UPVC double glazed french doors onto decking area.

### Rear Garden

Fully enclosed rear garden laid to lawn, patio and decking, shed with sheltered barbecue area, artificial lawn in some areas perfect for dining locations, door to garage and access to side gate onto front of property.

### Garage

18' 0" x 9' 7" (5.49m x 2.92m) Electric roll door to front aspect, power and lighting with storage above.

### Parking

Parking for multiple cars







# FLOORPLAN & EPC

