

76 Quantock Road, Weston-Super-Mare, Somerset. BS23 4DW

£425,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS .. This superb semi detached bay fronted family home offers great space for the family with 4 or even 5 bedrooms if you use a reception room, 2 reception rooms, an extended kitchen/breakfast room, and bedroom 1 has a stunning dressing room and en suite. The property is entered via a porch area ideal for shoes and coat storage and the entrance hall has doors to downstairs rooms, a useful under-stairs storage cupboard and stairs to the first floor. To the front is a good sized living room with a feature fireplace and surround and a bay window to the front allowing in plenty of light. The dining room is an equally good sized room with a window to the rear and this could easily be used as a 5th bedroom if needed. To the rear the kitchen has been extended out to give not only dining space but also a utility room with WC and sink and is a great sized space 28' long. The kitchen area offers a range of wall and base units with worktops over, 6-ring gas hob, eye-level double electric oven, spaces for microwave, washing machine and fridge freezer, inset stainless steel double-sink/drainers. There is also a door out to the rear garden. Upstairs there are 4 bedrooms with bedroom 1 being a generous size and not only benefitting from a large dressing room area through double doors but also a sizeable en suite comprising of a white suite of WC, double wash basins and a large shower. The family bathroom is also a white suite offering WC, wash basin, a corner shower and also a free-standing bath. Outside to the rear the garden has an area of patio outside the kitchen ideal for table and chairs, a central lawn area at the rear with a pond, and access to the garage and workshop via side doors. The garage is accessed via a side lane off of Moorland Road and has an electric up and over door, power and lighting and the current owners can easily park their car inside. The garage also has solar panels on the roof that are owned by the house. Its worth noting that the entire roof and the internal insulation has just been replaced.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Superb semi detached family home
- Four (or even 5) bedrooms
- Two reception rooms
- Bed 1 with large dressing room and en suite
- Extended kitchen diner with door to rear garden
- Garage entry via rear lane
- Cloakroom & utility
- Council Tax Band - E
- EPC - D
- NEW ROOF JUST BEEN DONE



ROOM DESCRIPTIONS

Entrance Porch

6' 2" x 4' 9" (1.88m x 1.45m) Great space for coats and shoes and has doors to the hallway

Hallway

Doors to downstairs rooms; under stairs cupboard; stairs to first floor

Living Room

17' 2" into bay x 14' 0" (5.23m x 4.27m) Radiator; Upvc double glazed bay window to front; feature fireplace and surround

Dining Room / Bed 5

14' 2" x 13' 0" (4.32m x 3.96m) Radiator; Upvc double glazed windows to rear

Kitchen / Breakfast Room

28' 1" x 12' 0" (8.56m x 3.66m) Radiator; Upvc double glazed windows to side and rear; door to garden; range of wall and base units with worktops over, 6-ring gas hob, eye-level double electric oven, spaces for microwave, washing machine and fridge freezer, inset stainless steel double-sink/drainers.

Utility

5' 5" x 6' 0" (1.65m x 1.83m) Worktop with stainless steel sink; WC; Radiator; Upvc double glazed window to side

Bedroom 1

16' 8" x 13' 0" (5.08m x 3.96m) Radiator; Upvc double glazed window to front; double doors to dressing area and into en suite

Dressing Room

12' 9" x 8' 6" (3.89m x 2.59m) Great space for wardrobe storage; door to en suite and to bedroom

En Suite to Bed 1

12' 9" x 5' 3" (3.89m x 1.60m) Radiator and towel radiator; Upvc double glazed window to rear; white suite of WC, double wash basins and a large shower.

Bathroom

8' 4" x 7' 8" (2.54m x 2.34m) Radiator; Upvc double glazed window to side; The family bathroom is also a white suite offering WC, wash basin, a corner shower and also a free-standing bath.

Bedroom 2

12' 2" x 9' 5" (3.71m x 2.87m) Radiator; Upvc double glazed window to rear; feature fireplace

Bedroom 3

10' 1" x 8' 4" (3.07m x 2.54m) Radiator; Upvc double glazed window to side

Bedroom 4

10' 0" x 6' 4" (3.05m x 1.93m) Radiator; Upvc double glazed door/window to a store area to the front

STORE AREA - approx 6' x 2'8 ; window to front

Outside

Outside to the rear the garden has an area of patio outside the kitchen ideal for table and chairs, a central lawn area at the rear with a pond, and access to the garage and workshop via side doors.

Garage

REAR - approx 10' x 10' ; workshop area with door; power and lighting; window to rear

FRONT - approx 17'8 x 10' ; remote electric door to front; power and lighting; side entry door; The garage is accessed via a side lane off of Moorland Road and the current owners can easily park their car inside.

The garage also has solar panels on the roof that are owned by the house.

NEW ROOF (AND INSULATION) HAS JUST BEEN FINISHED.



FLOORPLAN & EPC

