

Bristol Road Lower, Weston-Super-Mare, Somerset. BS23 2TL

£437,500 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....This attractive bay-fronted detached family home has been extended at the rear to offer a stunning open-plan kitchen and dining area with doors leading to the rear garden. It features three bedrooms, including an en suite in the main bedroom, a spacious family bathroom, ample driveway parking, and a single garage.

The property is accessed via a gated entrance that leads to a gravel driveway, providing parking for 2-3 vehicles and leading to both the garage and the front entrance. A useful storm porch opens into the entrance hall, which grants access to all downstairs rooms. The bay-fronted living room is situated at the front, and a cloakroom

The heart of the home is the extended kitchen and dining area at the rear. This generously proportioned space features a kitchen area with a range of wall and base units, worktops, a central island with a five-ring gas hob and extractor hood, double electric ovens, an integrated dishwasher, washing machine, and fridge freezer, an inset white ceramic sink/drainage, and three Velux roof windows that allow plenty of natural light, plus bi-fold doors making the kitchen and garden become one.

Upstairs, there are three bedrooms. The main bedroom, which has a bay window at the front, includes built-in wardrobe storage and an en suite shower. The family bathroom is generously sized, featuring a WC, basin, large shower, and a bath.

Outside, the front of the property includes a large lawn area and the driveway parking. The rear garden features a chippings area for outdoor seating, with steps leading up to a lawned area bordered by shrubs. There is also a rear door to the garage, which has an up-and-over door at the front, along with power and lighting.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached bay fronted house
- Three bedrooms
- Stunning extended kitchen diner to rear
- En suite to main bedroom
- Cloakroom
- Large family bathroom
- Garage and driveway parking to side
- Walking distance of the town centre and sea front
- EPC - F



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Stairs to the first floor, doors to the cloakroom, living room and kitchen/diner

Living Room

14' 4" x 12' 4" (4.37m x 3.76m) Radiator; Upvc double glazed bay window to front

Kitchen / Diner

21' 5" x 16' 2" (6.53m x 4.93m) Radiator; Upvc double glazed window and patio doors to rear; kitchen area to one side offering a range of wall and base units with worktops over, a central island with 5 ring gas hob with extractor hood over and double electric ovens under, integral dishwasher, washing machine and fridge freezer, inset white ceramic sink/drainers and 3 velux roof windows allowing in plenty of light

Cloakroom

Under-stairs WC and basin; radiator; window to side

First floor landing

Bedroom 1

14' 0" (into wardrobes) x 8' 10" (4.27m x 2.69m) Radiator; Upvc double glazed bay window to front; triple built in wardrobes to one wall; door to en suite

En Suite to Bed 1

Radiator; white suite of WC, basin and shower cubicle

Bedroom 2

12' 8" x 10' 1" (3.86m x 3.07m) Radiator; Upvc double glazed window to rear

Bedroom 3

9' 4" x 8' 9" (2.84m x 2.67m) Radiator; Upvc double glazed window to front

Bathroom

12' 6" x 8' 3" (3.81m x 2.51m) Radiator; Upvc double glazed window to rear and side; white suite of WC, basin, large shower and a bath.

Outside

FRONT - metal gated driveway and parking suitable for 4 vehicles and a large lawn area to the side

REAR - an area of chippings directly to the rear for table and chairs with steps up to a dawned area with shrub borders. From the garden there is also a rear door to the garage

Garage and parking

GARAGE - 16'3 X 8'1 - The driveway provides off street parking and leads to the GARAGE which has door to rear garden, up and over door to the front, power and lighting.

NOTE;

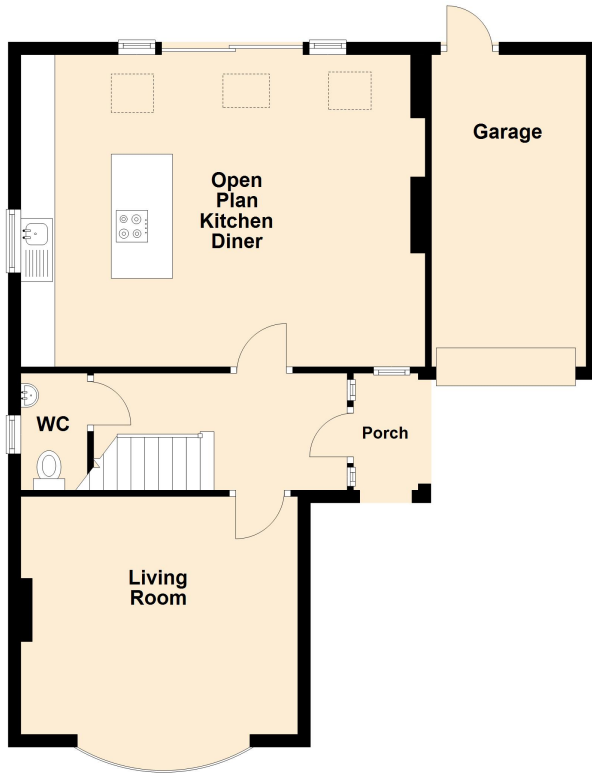
The front and rear pictures, are when the sellers bought the house, all other pictures are up to date



FLOORPLAN & EPC

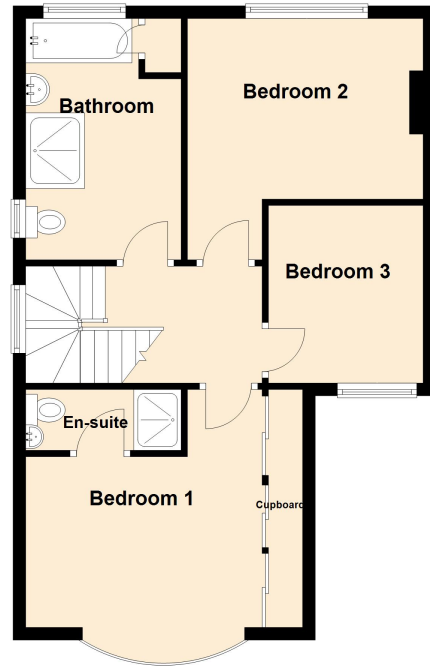
Ground Floor

Approx. 73.6 sq. metres (792.3 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



Total area: approx. 127.1 sq. metres (1367.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	