

Madam Lane, Worle, Weston-Super-Mare, Somerset. BS22 6PJ

£350,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Situated within just a few minutes' walk of Worle High Street, with its wide range of independent shops, cafes, and local amenities, this impressively spacious end-of-terrace home offers exceptional accommodation ideal for growing families or those seeking generous living space both inside and out.

Originally built in the mid-1970s, the property has been thoughtfully extended and enhanced over the years, creating a versatile layout that perfectly balances comfort, practicality, and modern living. Upon entering, you are welcomed a entrance hallway, a superb 20ft lounge—a wonderful space for relaxing or entertaining, featuring doors opening directly onto the conservatory, allowing light to flood in and offering views over the garden. A 22ft dining room provides the perfect setting for family meals or dinner parties, while the 19ft kitchen/breakfast room is fitted with ample work surfaces and space for a breakfast table. Upstairs, there are four generous double bedrooms, offering plenty of natural light. The property also benefits from two bathrooms, along with a separate cloakroom, providing convenience for busy households.

Formerly the garage, the space has now been cleverly converted into a large utility and storage room, ideal for laundry, hobbies, or additional pantry space. Further features include gas central heating (with a new boiler installed in 2023), double glazing and off-street parking to the front of the property. The addition of solar panels not only enhances energy efficiency but has also provided an impressive income of £2,800 over the past year.

Outside, the property truly shines. The beautiful rear garden is a genuine highlight—meticulously maintained and bursting with life. A wide variety of mature trees, flowering plants, and shrubs create a stunning, private oasis. There is also a patio area, perfect for outdoor dining or simply enjoying a peaceful morning coffee surrounded by nature. For keen gardeners, this space offers endless opportunities and is sure to be a real delight for anyone with green fingers. In summary, this much-loved home combines substantial living space, excellent modern features, and an outstanding garden setting, all within easy reach of Worle's local shops, schools, and transport links. A truly versatile property that must be seen to be fully appreciated.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- 4 double bedrooms
- 19ft Lounge with doors to the conservatory
- 22ft dining room
- 19ft Kitchen/breakfast room
- 16ft Utility room (formerly the garage)
- 2 bathrooms and a cloakroom
- Lovely size garden
- Off street parking
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the hallway:

Hallway:

Stairs to the first floor, doors to the utility room, dining room, kitchen and cloakroom

Cloakroom:

WC, wash hand basin, double glazed window

Kitchen/breakfast room:

5.79m x 2.42m (19' 0" x 7' 11") Sink unit, a range of floor and wall units, built in oven and hob, integrated dishwasher and fridge/freezer, display cabinets, wine rack, double glazed window, door to the side

Dining room:

6.94m x 3.19m (22' 9" x 10' 6") Radiator, double glazed window, door to the patio area, opening to the lounge

Lounge:

6.01m x 3.41m (19' 9" x 11' 2") Central fireplace, radiator, 4 double glazed windows, double doors to the conservatory

Conservatory:

2.72m x 2.66m (8' 11" x 8' 9") Double glazed windows, door to the garden

Utility room/storage area:

4.89m x 2.44m (16' 1" x 8' 0") Formerly the garage, this room is used as a utility room, and providing great storage area.

First floor landing:

Access to the loft, via a ladder, plus the loft has a light, is boarded, and has a window

Bedroom 1:

6.20m x 3.41m (20' 4" x 11' 2") Radiator, 2 double glazed windows, door to the en-suite

En-suite shower room:

Walk in shower cubicle, WC, wash hand basin, heated towel rail

Bedroom 2:

4.18m x 2.54m (13' 9" x 8' 4") Radiator, double glazed window

Bedroom 3:

3.42m x 3.04m (11' 3" x 10' 0") Radiator, double glazed window

Bedroom 4:

3.60m x 2.40m (11' 10" x 7' 10") Radiator, double glazed window

Bathroom:

Bath, separate shower cubicle, wash hand basin, double glazed window, heated towel rail

Parking:

Space for 2 vehicles

Rear garden:

A lovely size garden, with a patio area, circular artificial grass area, an abundance of plants, flowers, shrubs, mature trees....side access via a gate to the front



FLOORPLAN & EPC

