

Calluna Close, Wick St Lawrence, Weston-Super-Mare, Somerset.
BS22 9TS

Reduced £416,500 Freehold

REDUCED



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS .. This lovely detached family home is set in a great cul de sac location and has been extended to offer 4 bedrooms or 5 using the downstairs study, a large kitchen diner with doors to the rear garden, lovely living room, cloakroom, en suite and parking for 2 to the front. The property is approached via the driveway parking to the front entrance hall which has stairs to the first floor and a cloakroom with WC and wash basin. To the left side the garage has been converted into a separate study/kids room or even bed 5 and to the right is a good sized living room with double doors out to a generous kitchen diner to the rear of the house with doors out to the private rear garden. The kitchen offers a range of wall and base units with granite worktops over and a breakfast bar area, range style 5 ring gas cooker with extractor hood over, spaces for dishwasher, washing machine and fridge freezer, inset sink/drainer and the dining area has french doors out to the rear. Upstairs there are 4 bedrooms with bedrooms 1 and 4 having built in double wardrobes and bedroom 1 also having an en suite comprising of WC, basin and a shower. The family bathroom to this floor has a white suite of WC, basin and a bath with shower over. Outside to the front there is a patch of lawn to one side and driveway parking for 2 while to the rear the private garden is mostly laid to lawn with mature trees and bushes to the edges, a patio area for table and chairs and a useful side entrance gate.

FEATURES

- Detached family home
- Four (or even 5) bedrooms
- Study / Bedroom 5
- Superb kitchen diner with doors to rear
- En suite and cloakroom
- Driveway parking for 2
- Private and secluded garden
- Cul de Sac location
- EPC - D
- Council Tax Band - E



ROOM DESCRIPTIONS

Living Room

16' 4" x 10' 3" (4.98m x 3.12m) Radiator; Upvc double glazed window to front

Bedroom 5 / Study / Kids Room

16' 2" x 7' 10" (4.93m x 2.39m) Radiator; Upvc double glazed window to front

Kitchen Diner

25' 7" x 10' 7" (7.80m x 3.23m) Radiator; Upvc double glazed window and french doors to rear; range of wall and base units with granite worktops over and a breakfast bar area, range style 5 ring gas cooker with extractor hood over, spaces for dishwasher, washing machine and fridge freezer, inset sink/drainage and the dining area has french doors out to the rear garden.

Cloakroom

Suite of WC and wash basin

Bedroom 1

14' 6" x 10' 6" (4.42m x 3.20m) Radiator; Upvc double glazed window to front; door to en suite; built in double wardrobe

En Suite to Bed 1

Radiator; Upvc double glazed window to front; white suite of WC, basin and shower

Bedroom 2

14' 7" x 8' 6" (4.45m x 2.59m) Radiator; Upvc double glazed window to front

Bedroom 3

10' 8" x 9' 8" (3.25m x 2.95m) Radiator; Upvc double glazed window to rear

Bedroom 4

8' 8" x 8' 8" (2.64m x 2.64m) Radiator; Upvc double glazed window to rear; built in double wardrobe

Bathroom

Radiator; Upvc double glazed window to rear; white suite of WC, basin and a bath with shower over.

Outside

FRONT - Outside to the front there is a patch of lawn to one side and driveway parking for 2

REAR - to the rear the private garden is mostly laid to lawn with mature trees and bushes to the edges, a patio area for table and chairs and a useful side entrance gate.

PLEASE NOTE - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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