

**Pendlesham Gardens, Milton Hillside, Weston-Super-Mare,  
Somerset. BS23 2TU**

**£350,000 Freehold**

**FOR SALE**



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

House Fox Estate Agents presents this extended three bedroom semi-detached house situated a short walk from Ashcombe Park, Weston-super-Mare.

For sale for the first time in over 40 years our vendor has extended & improved this super family home including the addition of an en-suite shower room, an impressive kitchen/diner and upgrading most internal door to offer spacious & versatile accommodation.

In brief the accommodation consists: Hall with Cloakroom off, Lounge, comprehensively equipped Kitchen/Diner with archway to Sun Room.

Off the Hall is a door to the integral garage which if required could easily be converted (with appropriate permissions) to give even more living accommodation and is currently used as a Utility room/Store.

Upstairs there are three good size bedrooms with the primary bedroom further benefitting from an en-suite shower room. In addition there is a modern family Shower Room.

Outside to the rear a pleasant garden area with raised lawn & patio areas. To the front a mostly block paved driveway & car port.

Situated in a popular area to the north of Ashcombe Park, this very well presented property is sure to attract much attention & we recommend an early viewing in order to fully appreciate all this fabulous family home has to offer.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Well Presented Throughout
- Extended Three Bedroom House
- Three Reception Rooms
- Cloakroom, Shower Room & En-suite
- Integral Garage & Driveway
- Viewing Highly Recommended
- Council Tax Band - D
- EPC - D



## ROOM DESCRIPTIONS

### Hall

Composite front door with twin light panels & double glazed side panel.

Lvt flooring, radiator, stairs to first floor, useful understairs storage cupboard and further cupboard housing gas fired boiler. Convenient door to integral garage.

### Lounge

Double glazed box bay window to front elevation, two radiators, feature fireplace housing electric coal effect fire. Part glazed door to:

### Kitchen/Diner

Double glazed window to rear elevation, radiator, white one and half bowl single drainer sink unit with waste disposal under and mixer taps over, comprehensive range of fitted wall and base units with roll edge work surfaces extending into dining area, fitted fridge, space & plumbing for dishwasher, full size Stoves range oven (by separate negotiation) with extractor hood over & electric and gas cooker points, tiled splashbacks, graphite vertical radiator, lvt flooring.

Ample space for a large dining table & chairs, feature archway to Sun room.

### Sun Room/Third Reception Room

Gorgeous room for relaxing or entertaining directly overlooking the rear garden with double glazed window to rear elevation & double glazed sliding patio doors to side elevation, radiator, feature exposed brick wall.

### Cloakroom

Double glazed frosted window to front elevation, low level WC with concealed flush, corner wash hand basin with cupboard below, half tiled, radiator, wood Lvt flooring.

### Integral Garage/Utility Room

With twin upvc doors to front & internal door to Hall, further door to rear garden & window.

Power & light, fitted with kitchen base & eye level units including stainless steel sink & drainer. Currently used as a Utility room/Store with plumbing & power for washing machine & tumble dryer. Space for large freezers.

### Landing

Access to part boarded loft with light via loft ladder, useful storage cupboard, double glazed tip & turn window to side elevation, doors to all principle rooms.

### Bedroom One

Double glazed windows to front elevation, integral wardrobe, radiator, door to:

### En-suite Shower Room

Low level WC, shower cubicle with electric shower, wash hand basin with cupboards below, chrome heated towel rail, extractor fan, fully tiled walls & Lvt tiled floor, spotlights,

### Bedroom Two

Double glazed window to rear elevation, radiator.

### Bedroom Three

Double glazed window to front elevation, radiator.

### Family Shower Room

Modern luxury shower room consisting of over-size walk-in glass shower cubicle housing mains operated shower with monsoon shower head, floating WC with concealed flush & feature wash hand bowl with cupboards below. Lvt flooring, fully tiled walls, obscure double glazed window, chrome ladder style radiator.

### Rear Garden

Landscaped garden area with raised lawn & flower and shrub borders. Block paved paths & patio areas. Fully enclosed.

### Front

Mostly laid to low maintenance block paving with additional stone chip area providing in total driveway parking for three/four vehicles.

Convenient car port covering area to front of garage & entrance door.

### Room Measurements

All approximate room measurements are shown on the attached floorplan.



FLOORPLAN & EPC

