

Market Avenue, St.Georges, Weston-Super-Mare, Somerset.

BS22 7RB

£575,000 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.....Located in the highly desirable St. Georges area, this executive home is just a 10-minute walk from the train station, St.Georges primary school & Priory secondary school (both are very highly regarded schools), shops, and the popular Woolpack Public House. Designed for those who love to entertain, the property offers exceptional indoor and outdoor living space.

Inside, you'll find a welcoming entrance hall with a central staircase, a spacious 23ft lounge with doors opening to the garden, a dedicated study, and a home cinema perfect for enjoying the latest blockbusters.

The heart of the home is a stunning kitchen open plan to dining room featuring bi-fold doors that seamlessly connect to the rear garden, ideal for both everyday living and entertaining. Additional ground floor features include a utility room. Upstairs, there are four generously sized bedrooms, a luxurious family bathroom, and an en-suite shower room to the principal bedroom.

The home also benefits from double glazing, gas central heating, a double-width driveway leading to a double garage, and a beautifully landscaped rear garden. Outdoor highlights include a Summer house and a covered area complete with a hot tub—perfect for year-round relaxation.

This really is a WOW home, and we recommend you call House Fox Estate Agents today to book a viewing

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Executive detached home
- 4 bedrooms
- Double driveway to the double garage
- Landscaped garden with a hot tub
- Cinema room with air conditioning
- 23ft living room with double doors to the garden
- Superb kitchen open plan to dining room
- Study & utility room
- EPC-C



ROOM DESCRIPTIONS

Main front door to the hallway.

Hallway:

Central staircase, with doors to all the principal rooms

Living room:

7.22m x 3.98m (23' 8" x 13' 1") Central fireplace, double glazed window to the front, radiator, double glazed double doors to the garden

Kitchen:

4.09m x 3.46m (13' 5" x 11' 4") Stunning room with Bi-fold doors onto the garden....Sink unit, a range of floor and wall units, built in oven, hob, extractor hood, microwave, central island with breakfast bar, spotlights, prosecco/wine cooler, sliding drawer fridge, integrated dishwasher, opening to the dining area

Dining room:

3.64m x 3.48m (11' 11" x 11' 5") Radiator, full length Bi-fold doors to the garden

Utility room:

2.62m x 1.47m (8' 7" x 4' 10") Wall mounted boiler, plumbing for washing machine, space for tumble dryer, wall unit, space for fridge freezer,

Study:

1.98m x 1.97m (6' 6" x 6' 6") Double glazed window, radiator

Cinema room:

3.66m x 2.91m (12' 0" x 9' 7") Air conditioned room....speakers in the ceiling, feature ceiling, wall lights, double glazed window

Cloakroom:

WC, wash hand basin, radiator, double glazed window

First floor landing

Cupboard, loft access

Bedroom 1:

4.49m x 4.38m (14' 9" x 14' 4") radiator, 2 double glazed windows, door to the en-suite

En-suite

Walk in shower cubicle, vanity wash hand basin, enclosed WC, heated towel rail, double glazed window

Bedroom 2:

4.05m x 3.49m (13' 3" x 11' 5") Radiator, double glazed window

Bedroom 3:

3.66m x 2.99m (12' 0" x 9' 10") Radiator, double glazed window

Bedroom 4:

3.24m x 2.64m (10' 8" x 8' 8") Radiator, double glazed window

Bathroom:

Free standing bath, walk in shower cubicle, vanity wash hand basin, WC, heated towel rail, double glazed window

Double garage and parking:

The double width driveway provides off street parking for 4 vehicles and leads to the Double Garage, which has light, power and door to the garden

Gardens:

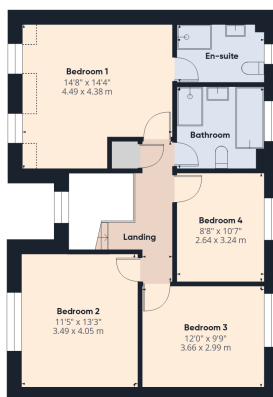
To the front you have a lawn area with pathway to the front door. To the rear, you have an amazing landscaped garden, with a good size area of lawn, nice size patio area, stone chipped area,. The Summer house is a wonderful place to read and enjoy a coffee, whilst the covered wooden area hosts the Hot Tub, a place to unwind and chill out with a glass of bubbly.



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽⁷⁾

1725 ft²
160.1 m²

Reduced headroom

1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

