

**Sutton Close, Weston-Super-Mare, Somerset. BS22 8SZ**

**£270,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in a quiet and sought-after cul-de-sac, this beautifully presented three-bedroom semi-detached home is located on the ever-popular Sutton Close in Weston-super-Mare. The property offers a wonderful combination of modern living, generous space and a peaceful residential setting, making it an ideal choice for families, first-time buyers or those looking to upsize. The house has been decorated to a high standard throughout and is ready for its next owners to move straight in. Upon entering the property, you are welcomed by a spacious entrance hall which provides access to the main living accommodation. The bright and comfortable living room sits to the front of the property and flows seamlessly into the open-plan kitchen/diner, creating an excellent space for both everyday living and entertaining. The kitchen/diner is well laid out and offers ample storage and worktop space, with plenty of room for a dining table. From here, there is direct access to the rear garden, allowing natural light to flood the space and making it perfect for summer dining and family gatherings. The sunny rear garden is a real highlight of the home, offering a private and pleasant outdoor space ideal for relaxation, children or entertaining guests. Upstairs, the property boasts three well-proportioned bedrooms, all presented in excellent decorative order. The bedrooms are serviced by a modern family bathroom, completing the first-floor accommodation. Externally, the property benefits from a garage and off-road parking, providing practical and secure storage and parking options. The location is particularly convenient, being close to a range of local amenities, schools and transport links, while still enjoying the tranquillity of a cul-de-sac position.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Semi Detached House
- Three Bedrooms
- Garage & Parking
- UPVC Double Glazing + Gas Central Heating
- EPC - C
- Close to Local Amenities
- Sunny Rear Garden
- Council Tax Band C
- Kitchen/Diner



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

### Entrance Hall

Door to living room, stairs to first floor landing, radiator.

### Living Room

10' 3" x 15' 10" (3.12m x 4.83m) UPVC double glazed window to front aspect, radiator and door through to;

### Kitchen/Diner

13' 4" x 8' 7" (4.06m x 2.62m) UPVC double glazed door to rear garden, UPVC double glazed window to rear garden. Range of base units inset sink with mixer taps over, the kitchen is fitted with a range of integrated appliances. You have room for a dining room table. Further features are a storage cupboard and a radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

10' 3" x 8' 9" (3.12m x 2.67m) UPVC double glazed window to front aspect, radiator and built in storage cupboard.

### Bedroom Two

7' 4" x 9' 11" (2.24m x 3.02m) UVC double glazed window to rear aspect, radiator.

### Bedroom Three

5' 8" x 6' 9" (1.73m x 2.06m) UPVC double glazed window to rear aspect, radiator.

### Bathroom

7' 4" x 5' 6" (2.24m x 1.68m) Three piece suite comprising low level WC, vanity wash hand basin and bath with shower over, heated towel rail.

### Rear Garden

Enclosed rear garden laid to patio, stone chippings and decking where its currently used as a bar area, gate to side aspect.

### Garage and Parking

Up and over door with parking in front.



## FLOORPLAN & EPC

