

Goddard Drive, Weston-Super-Mare, Somerset. BS22 7XQ

£450,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after North Worle area of Weston-super-Mare, this exquisite four-bedroom detached house is perfect for families and professionals alike. Boasting a prime location close to reputable local schools and excellent commuter links, this home offers both convenience and luxury. The property features a block-paved driveway at the front, providing ample parking space for multiple vehicles. As you step inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of this beautiful home. Downstairs cloakroom conveniently located on the ground floor, ideal for guests and busy family life. The generous living room offers a comfortable space for relaxation and entertaining. The heart of the home is the stunning kitchen/diner, which boasts modern fittings and provides access to the garage. This space is perfect for family meals and social gatherings. Upstairs, you will find four well-proportioned bedrooms, each offering ample space and natural light. The main bedroom benefits from an en suite bathroom for added privacy and convenience. A stylish family bathroom serves the remaining bedrooms, ensuring comfort for all. The beautifully landscaped garden at the rear of the property provides a tranquil outdoor space, perfect for relaxation and outdoor activities.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House
- Four Bedrooms
- Off Road Parking
- North Worle Location
- Garage & Parking
- En suite to Main Bedroom
- Close to Amenities
- Downstairs Cloakroom
- Kitchen/Diner



ROOM DESCRIPTIONS

Entrance

Beautiful driveway leading to front door opening to;

Entrance Hall

Doors to kitchen, living room and cloakroom, UPVC double glazed obscure window to side aspect, radiator.

Downstairs Cloakroom

UPVC double glazed obscure window to front aspect, low level WC, wash hand basin, radiator.

Living Room

21' 6" x 9' 3" (6.55m x 2.82m) UPVC double glazed windows to front aspect, UPVC double glazed sliding doors to rear garden, two fire places and media wall.

Kitchen/Diner

6' 6" x 6' 5" (1.98m x 1.96m) opening to 12' 2" x 18' 5" (3.71m x 5.61m) UPVC double glazed windows with front and side aspect, UPVC double glazed french doors to rear garden, range of wall to base units inset sink and drainer with mixer taps over, integrated fridge freezer, integrated dish washer, integrated washing machine, integrated double fan oven with induction hob and integrated microwave, door to garage, breakfast bar and radiator.

Stairs Rising to First Floor Landing.

Bedroom

12' 6" x 8' 10" (3.81m x 2.69m) UPVC double glazed windows to front aspect, built in sliding wardrobes, radiator and door through to;

En Suite

5' 8" x 8' 9" (1.73m x 2.67m) UPVC double glazed obscure window to rear aspect, beautiful enclosed shower with water fall shower, low level WC, vanity wash hand basin and heated towel rail.

Bedroom

9' 5" x 11' 2" (2.87m x 3.40m) UPVC double glazed windows to front aspect, radiator and built in sliding door wardrobes.

Bedroom

9' 7" x 10' 8" (2.92m x 3.25m) UPVC double glazed window to rear aspect, radiator.

Bedroom

8' 3" x 7' 2" (2.51m x 2.18m) UPVC double glazed window to rear aspect, radiator.

Bathroom

5' 6" x 8' 1" (1.68m x 2.46m) UPVC double glazed obscure window to front aspect, beautiful bath with hand held shower attachment, low level WC, vanity wash hand basin and heated towel rail.

Rear Garden

Fully enclosed rear garden laid to artificial lawn and patio.

Garage

17' 3" x 9' 2" (5.26m x 2.79m) Door to kitchen/diner, power and lighting with up and over door, storage above.

Front

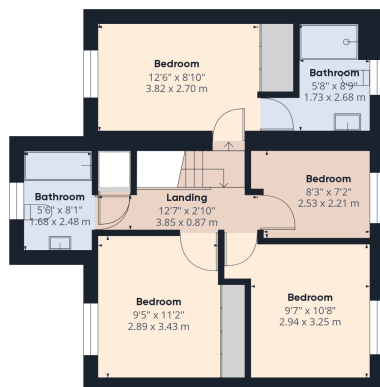
Block paved driveway to front allowing ample parking.



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area^(a)

1272.19 ft²
118.19 m²

Reduced headroom

$$\frac{10.8 \text{ ft}^2}{1 \text{ m}^2}$$

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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