

Blew Close, Banwell, Somerset. BS29 6AR

£400,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....Built in 2020, this beautifully designed detached home offers modern living at its finest and is presented in immaculate condition throughout. With no onward chain, it provides a fantastic opportunity for buyers seeking a move-in-ready home. The property boasts a thoughtfully planned layout, beginning with a welcoming entrance hall that leads to a spacious 19ft living room. This light-filled reception space enjoys double doors opening directly onto the garden, creating a seamless indoor-outdoor flow, perfect for both everyday living and entertaining. To the other side of the home, the impressive 19ft kitchen/diner provides an ideal setting for family meals and gatherings, further enhanced by a useful adjoining utility room and a convenient ground-floor cloakroom.

Upstairs, you will find four generously sized bedrooms, offering ample space for families or those in need of a home office. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the home continues to impress. The enclosed rear garden is both private and low maintenance, providing a safe and pleasant space for children, pets, or outdoor dining.

To the side, there is a driveway leading to the garage as well as an additional allocated parking space, ensuring plenty of room for vehicles. Further benefits include double glazing, gas central heating, and the reassurance of a modern build, offering energy efficiency and low running costs. This outstanding home perfectly combines style, practicality, and comfort, making it an excellent choice for families or anyone seeking a spacious modern property in move-in condition.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Immaculate 4 bedroom detached home
- 19ft living room
- 19ft kitchen/diner
- Solar panels
- Bathroom & En-suite shower & Cloakroom
- Garage and 2 parking spaces
- No onward chain
- Utility room
- EPC-B



## ROOM DESCRIPTIONS

### Main front door to the hallway

### Hallway

Cupboard, stairs to the first floor

### Cloakroom:

WC, wash hand basin, radiator

### Living room:

6.05m x 3.51m (19' 10" x 11' 6")  
Radiator, double glazed window, double glazed double doors to the garden

### Kitchen/diner

6.01m x 3.55m (19' 9" x 11' 8") Sink unit, floor and wall units, built in double oven and hob, integrated fridge/freezer, 3 double glazed windows, radiator, opening to the utility room

### Utility room:

1.97m x 1.40m (6' 6" x 4' 7") Plumbing for washing machine, work surface

### First floor landing

### Bedroom 1:

3.71m x 3.53m (12' 2" x 11' 7") Radiator, double glazed window, door to the en-suite

### En-suite shower room:

Shower cubicle, WC, wash hand basin, radiator

### Bedroom 2:

3.61m x 2.94m (11' 10" x 9' 8") Radiator, double glazed window

### Bedroom 3:

3.52m x 2.25m (11' 7" x 7' 5") Radiator, double glazed window

### Bedroom 4

3.02m x 2.49m (9' 11" x 8' 2") Radiator, double glazed window

### Bathroom:

Bath, WC, wash hand basin, double glazed window, radiator,

### Garden:

A lovely garden with a nice size lawn and patio area, enclosed by fencing. You have a door to the garage, and a gate to the additional parking space

### Garage and parking:

6.97m x 2.98m (22' 10" x 9' 9") The driveway provides parking for 1 vehicle and leads to the GARAGE, which has light and power, plus you have an additional parking space, accessed via a gate in the garden

### Solar panels

These are owned



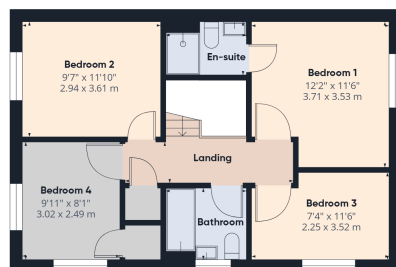




## FLOORPLAN & EPC



## Floor 0



### Floor 1



**Approximate total area<sup>m</sup>**  
1364 ft<sup>2</sup>  
126.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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