

Glencroft Way, Worle, Weston-Super-Mare, Somerset. BS22 9LD

£495,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Nestled in an exclusive cul-de-sac on the sought-after Worle Hillside, this stunning detached home offers a perfect blend of elegance, comfort, and modern living.

Impeccably maintained, the property boasts a welcoming entrance hallway leading to a beautifully presented lounge featuring a charming wood burner, creating a warm and inviting atmosphere. For entertainment lovers, a dedicated cinema room provides the ideal space to enjoy movie nights in style. The heart of the home is the breathtaking open-plan kitchen, dining, and family room, designed for both practicality and sociability. With high-quality finishes and stunning views over the garden, this space is perfect for everything from relaxed family breakfasts to hosting gatherings with friends. Upstairs, four generously sized double bedrooms provide ample space for family and guests, complemented by two modern bathrooms and an additional cloakroom for convenience.

The exterior is just as impressive, with a meticulously landscaped garden that offers a peaceful retreat, backing onto open land for added privacy and picturesque views. Additional benefits include a garage with ample parking, gas central heating, and brand-new double glazing installed in 2024, ensuring energy efficiency and comfort throughout the year. This truly exceptional home offers a rare opportunity to enjoy luxury living in a tranquil and highly desirable location.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning executive detached home
- 4 double bedrooms
- Amazing kitchen/diner/family room
- Cinema room
- Garage and parking
- Lovely garden backing on to open land
- Immaculate condition
- 2 bathrooms and a cloakroom
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the hallway

Hallway:

Doors to the main hallway and cloakroom

Cloakroom:

WC, wash hand basin, radiator, double glazed window

Main hallway:

Radiator, 2 cupboards, stairs to the first floor

Lounge:

5.24m x 4.21m (17' 2" x 13' 10") Central wood burner, radiator, double glazed window, door to the cinema room.

Cinema room:

4.83m x 2.75m (15' 10" x 9' 0") Door to the garden, stairs to bedroom 4, door to the garage, radiator.

Kitchen/diner:

7.03m x 2.66m (23' 1" x 8' 9") Sink unit, a range of modern floor and wall units, integrated dishwasher, tumble dryer, washing machine, fridge/freezer, superb range cooker, double glazed window, open plan to the family area.

Family area:

3.02m x 2.55m (9' 11" x 8' 4") A lovely high ceiling with Skylight, double glazed windows over looking the garden, double glazed double doors to the garden

First floor landing:

Airing cupboard, loft access with a ladder

Bedroom 1:

3.81m x 3.21m (12' 6" x 10' 6") Double glazed window, radiator, wardrobes, door to the en-suite

En-suite shower room:

Shower cubicle, his & hers sinks, WC, wash hand basin, heated towel rail

Bedroom 2:

4.31m x 2.59m (14' 2" x 8' 6") Double glazed window, radiator.

Bedroom 3:

Radiator, double glazed window, wardrobe

Bedroom 4:

5.26m x 2.64m (17' 3" x 8' 8") (This bedroom is above the cinema room/garage) 2 radiators, Skylight

Bathroom:

Jacuzzi bath, radiator, wash hand basin, WC, double glazed window

Garage and parking:

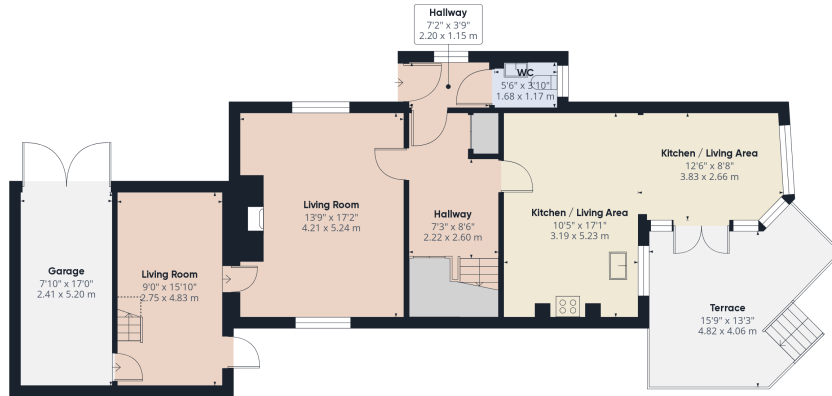
The driveway provides parking for 2 vehicles and leads to the SINGLE GARAGE which has light and power.

Rear garden:

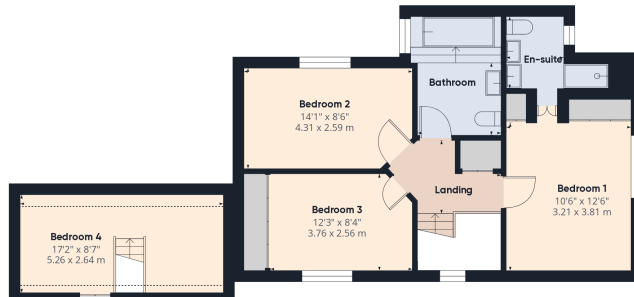
A beautiful garden, with a lawn area, a lovely raised decked area, an abundance of flowers, bushes, plants, and backing onto open land



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾

1663.12 ft²
154.51 m²

Balconies and terraces

185.46 ft²
17.23 m²

Reduced headroom

32.17 ft²
2.99 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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