

Blackburn Way, West Wick, Weston-Super-Mare, Somerset.

BS24 7GT

£335,000 Not Applicable

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after location of West Wick, this attractive three-bedroom detached family home occupies a desirable position on Blackburn Way and offers well-balanced accommodation ideal for modern living. The property benefits from a garage and private driveway, providing ample off-road parking, and is perfectly suited for families, professionals, or those seeking a versatile and comfortable home in a popular residential area. Upon entering the property, you are welcomed by a bright and inviting entrance hall, setting the tone for the rest of the home. The ground floor comprises a well-appointed kitchen, a convenient downstairs cloakroom, and a spacious living room which enjoys an abundance of natural light. French doors open directly from the living area onto the rear garden, creating a seamless flow between indoor and outdoor living and making this space ideal for both relaxing and entertaining. A particular highlight of this home is the superb garden room, which offers fantastic versatility. This additional space could be utilised as a home office, studio, bar, gym, or hobby room, making it perfectly suited to today's flexible lifestyles. The garden itself provides a pleasant outdoor space for entertaining, dining, or simply unwinding. To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for growing families or visiting guests. The property is conveniently located close to local amenities, schools, and transport links, ensuring easy access to everyday essentials while remaining in a quiet and desirable residential setting.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House
- Three Bedrooms - Main with En Suite
- Garage and Driveway Parking
- Superb Garden Room
- Downstairs Cloakroom WC
- UPVC Double Glazing + Gas Central Heating
- Close to Local Amenities and Transport Links
- EPC - C
- Council Tax Band D



## ROOM DESCRIPTIONS

### Entrance

Enter via main front door opening through to;

### Entrance Hall

From here you have access to kitchen, living room and cloakroom, you also have a storage cupboard and radiator with stairs rising to first floor.

### Kitchen

9' 4" x 10' 10" (2.84m x 3.30m) The kitchen benefits from UPVC double-glazed bay windows to the front aspect, allowing for an abundance of natural light. It is fitted with a range of wall and base units, incorporating a sink and drainer with mixer tap over, and offers space and plumbing for a washing machine. The kitchen also features a selection of integrated appliances, provides ample room for a dining table, and is complemented by a fitted radiator, making it a practical and comfortable space for everyday use.

### Downstairs WC

Low level WC, wash hand basin and radiator.

### Living Room

18' 9" x 11' 2" (5.71m x 3.40m) UPVC double glazed french doors to rear garden, UPVC double glazed window to rear garden, radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

9' 5" x 8' 7" (2.87m x 2.62m) UPVC double glazed window to front aspect, built in wardrobe, door to;

### En Suite

3' 1" x 7' 6" (0.94m x 2.29m) UPVC double glazed obscure window to front aspect, low level WC, wash hand basin, enclosed shower with shower attachment, heated towel rail.

### Bedroom Two

9' 0" x 9' 0" (2.74m x 2.74m) UPVC double glazed window to rear aspect, radiator and built in wardrobes.

### Bedroom Three

9' 5" x 6' 11" (2.87m x 2.11m) UPVC double glazed window to rear aspect, radiator.

### Bathroom

6' 2" x 6' 5" (1.88m x 1.96m) Bath with shower over, low level WC, wash hand basin and heated towel rail.

### Rear Garden

Fully enclosed rear garden laid to lawn and patio with decking and garden room to the rear, gate to driveway

### Garden Room

17' 9" x 7' 8" (5.41m x 2.34m) UPVC double glazed french doors to rear garden, UPVC double glazed window to front and side aspect, power, lighting and radiators.

### Garage

Up and over door to front driveway

### Driveway

Off road parking for two cars



# FLOORPLAN & EPC

