

Rossendale Close, Worle, Weston-Super-Mare, Somerset.

BS22 9HA

£350,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....This delightful detached house is located on a highly sought-after road, offering both convenience and a serene environment. It's ideally positioned within walking distance of Worle High Street, where you can find a variety of shops, and the popular Nut Tree Public House and Eatery, perfect for socializing or dining out.

The property has been meticulously maintained, ensuring it is ready for immediate move-in.

The ground floor includes a hallway, convenient cloakroom, perfect for guests, and a well-equipped kitchen that offers ample storage and workspace, making it ideal for cooking. The heart of the home is the open-plan lounge, which flows seamlessly into the dining area. This space is perfect for family gatherings or hosting guests, with plenty of natural light creating a warm and inviting atmosphere. Upstairs, you'll find four well-proportioned bedrooms, each offering comfort and space. The family bathroom is generously sized, featuring both a bath and a separate shower, providing flexibility and convenience for the household. The property also benefits from the conversion of the garage into a versatile space that serves as a good-sized storage area and utility room, adding to the functionality of the home.

Additional features include gas central heating for cosy winters, double glazing for energy efficiency, and off-street parking for multiple vehicles. The rear garden is designed for easy maintenance, allowing you to enjoy outdoor living without the hassle of extensive upkeep. The garden backs onto open fields.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached house close to town
- 4 bedrooms
- Superb open plan lounge to the dining room
- Utility room
- Cloakroom
- Modern kitchen & bathroom
- Parking for 3 vehicles
- Garden with a outdoor room
- EPC-D



## ROOM DESCRIPTIONS

### **Main front door to the hallway:**

### **Hallway:**

Doors to the utility room and lounge, opening to the kitchen, radiator

### **Cloakroom:**

WC, wash hand basin, double glazed window, feature towel rail

### **Utility room:**

2.41m x 2.10m (7' 11" x 6' 11") Plumbing for washing machine, space for tumble dryer, floor and wall units, sink unit, door to the storage area.

### **Kitchen:**

4.11m x 1.98m (13' 6" x 6' 6") Sink unit, floor and wall units, 2 built in ovens, microwave and hob, extractor fan, integrated dishwasher, feature radiator, double glazed window, door to the side

### **Living room;**

5.58m x 5.52m (18' 4" x 18' 1") Radiator, stairs to the first floor, central fireplace with electric fire, double glazed window, opening to the dining room

### **Dining room:**

3.32m x 2.68m (10' 11" x 8' 10") Feature large Skylight, double glazed window, sliding door to the garden

### **First floor landing**

Loft access, loft ladder, part boarded, power.

### **Bedroom 1:**

3.39m x 2.60m (11' 1" x 8' 6") Radiator, double glazed window, built in wardrobes

### **Bedroom 2:**

3.36m x 2.25m (11' 0" x 7' 5") Radiator, double glazed window

### **Bedroom 3:**

3.21m x 2.89m (10' 6" x 9' 6") Radiator, double glazed window

### **Bedroom 4:**

2.57m x 1.39m (8' 5" x 4' 7") Radiator, double glazed window

### **Bathroom:**

Bath, separate shower cubicle, wash hand basin, WC, heated towel rail, double glazed window

### **Storage area;**

2.93m x 2.62m (9' 7" x 8' 7") This use to be the garage, which has now been split into two, to give storage and the utility room

### **Parking:**

Block paved with parking for 3 vehicles

### **Rear garden:**

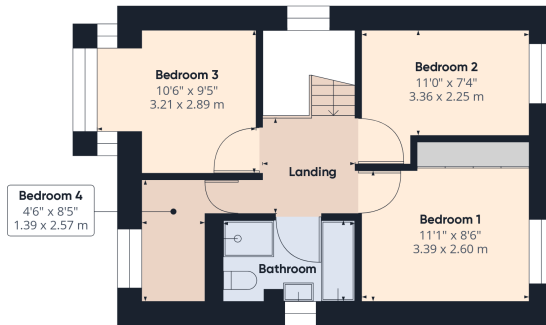
Mainly paved, set over 3 levels, perfect for entertaining, barbeques, and relaxing. There is a good sized outdoor room, which is currently used as a bar/TV area.



# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1065.09 ft<sup>2</sup>  
98.95 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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