

Blythe Gardens, Weston-Super-Mare, Somerset. BS22 6NB

£330,000 Freehold

FOR SALE



[www.housefox.co.uk](http://www.housefox.co.uk)



01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS...this spacious Family Home with Versatile Living Areas.

Nestled in a serene cul-de-sac in Worle, this detached family home offers an ideal retreat for modern living. Positioned on a generous plot, the property boasts versatile living spaces, making it perfect for families seeking comfort and functionality.

Upon entry, you're welcomed into an inviting entrance hall leading to a spacious living room, ideal for relaxation and gatherings. The heart of the home lies in the extended kitchen/dining room, featuring a utility cupboard and a convenient downstairs shower room. An additional study or bedroom offers flexibility to accommodate various lifestyle needs.

Upstairs, three well-appointed bedrooms await alongside an updated family bathroom, providing ample space and comfort for all family members.

Outside, the property enjoys a south-facing rear and side garden, offering potential for outdoor enjoyment and further extensions. At the front, a large driveway provides ample parking space for multiple vehicles.

We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss out on the opportunity to make this spacious family home yours. Contact us today to arrange a viewing and explore all that this property has to offer.

## FEATURES

- 360 VIDEO TOUR AVAILABLE
- Three Bedrooms
- Large driveway with ample parking
- Big corner plot garden
- Extended Kitchen/Dining Room
- Great location close to local shops and bus routes
- Study/additional bedroom with own access
- Council Tax - Band C
- EPC- C



## ROOM DESCRIPTIONS

### Main front door to:

### Hallway

double glazed window, radiator, stairs rising to first floor and door to:

### Living Room

12' 5" x 22' 0" (3.78m x 6.71m) double glazed window to front, two radiators, double glazed patio doors opening to rear garden

### Kitchen/ Dining Room

19' 3" x 12' 0" (5.87m x 3.66m) double glazed window to side, double glazed door to rear garden, 'velux' ceiling windows, range of wall and base units, circular sink with drainer, utility cupboard housing the boiler and space for washing machine, integrated dishwasher, integrated gas hob with extractor over, integrated eye level double oven, space for fridge/freezer, doors to;

### Shower room

low level WC, low level sink with tiled surround, shower cubicle, heated towel rail, extractor

### Study/additional bedroom

11' 1" x 7' 8" (3.38m x 2.34m) door to front, double glazed window to front, radiator

### Landing

double glazed window to side, storage cupboard

### Bedroom One

9' 6" x 9' 1" (2.90m x 2.77m) double glazed window to rear, radiator

### Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m) double glazed window to front, radiator

### Bedroom Three

6' 1" x 7' 1" (1.85m x 2.16m) double glazed window to front, radiator

### Bathroom

6' 0" x 6' 4" (1.83m x 1.93m) obscure double glazed window to rear, low level WC, vanity storage unit with integrated sink, panelled bath with mixer taps, radiator

### Garden/Corner plot

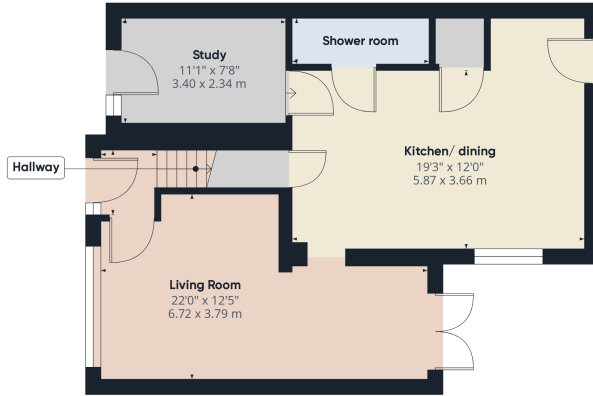
south facing rear garden, laid to patio, corner plot wraps around to the side with a gate leading to the front driveway, this lends itself to further property extension (subject to planning permission)

### Driveway

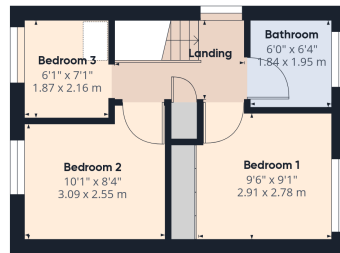
block paved driveway to front of property, ample off-road parking for several cars



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
980.16 ft<sup>2</sup>  
91.06 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.

GIRAFFE360

