

Spring Valley, Worle Hillside, Weston-Super-Mare, Somerset.

BS22 9AS

£400,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this exceptional three-bedroom detached chalet-style property presented in immaculate condition and situated in a tranquil location on Worle Hillside.

In brief the accommodation comprises a hall, dual aspect lounge, 2nd reception room/ground floor bedroom four, sunroom, open-plan kitchen/diner and a downstairs cloakroom.

Upstairs on the first floor, off the landing you will find three generously proportioned bedroom and a family bathroom.

The property features beautiful gardens front & rear as well as a driveway for parking up to four vehicles leading to a garage.

Built in 1967 & offered for sale for the first time in over twenty years this super home is sure to attract much attention & we recommend an early viewing in order to fully appreciate the spacious & flexible accommodation.

FEATURES

- Detached Chalet Style House
- Three First Floor Bedrooms
- 2nd Reception Rm/Grnd Flr Bedroom
- Excellent Order Throughout
- Feature Open-Plan Kitchen/Diner
- Sun Room
- Gardens Front & Rear
- Garage & Long Driveway
- Sought After Cul De Sac Location
- Freehold
- Council Tax - Band E
- EPC - D



ROOM DESCRIPTIONS

Hall

'L' shape hallway with stairs rising to first floor & useful cupboard below. Oak flooring, obscure double glazed front door with side panel, radiator.

Lounge

Light & bright room with dual aspect double glazed windows. Oak flooring, twin radiators, stone fire surround with wood mantelpiece housing electric coal effect fire (gas connection available).

Archway to open-plan kitchen/diner.

Open-Plan Kitchen/Diner

The heart of the home!

Our vendor has opened up two rooms and added a sun room to make a fabulous spacious & light area ideal for family living.

Oak flooring in Dining area opening to tiled area in kitchen area.

Large space for a full size dining table & chairs with concertina doors opening to sunroom.

Kitchen Area: Range of base & eye level units with one & a quarter stainless steel sink & drainer, eye level double oven and separate hob with stainless steel extractor hood over, space for dishwasher, cupboard housing fridge/freezer, tiled splash-backs, double glazed window to side aspect.

Peninsula end range of cupboards dividing kitchen area from dining. Concertina doors opening to Sun room & utility area.

A gas boiler is concealed within a cupboard and the system is controlled by a Hive heating controller.

Sun Room/Utility Area

Accessed from both the dining room & kitchen this large sun room adds additional ground floor living space plus a useful utility area off the kitchen.

Constructed around 2005 with dwarf walls & double glazed windows over. Two upvc doors open to the rear garden. Part vaulted ceiling with twin Velux style windows, twin wall lights, radiator.

Utility area with cupboards & work surface. A washing machine & tumble dryer have been installed within the vertical cupboard.

2nd Reception Room/Bedroom 4

Front facing double glazed window, radiator, Oak wood flooring.

Cloakroom

White suite comprising low level WC & fitted wash hand basin with cupboards below. Obscure double glazed window, tiled floor, radiator, air vent.

Landing

Large walk-in eaves storage cupboard. Loft access, useful alcove with double glazed window ideal for use as a small office area. Radiator. Doors to all rooms.

Bedroom One

Dual aspect front & side facing double glazed window, comprehensive range of built-in wardrobes & drawer units. Radiator. Oak wood effect flooring.

Bedroom Two

Rear aspect double glazed window, range of fitted bedroom furniture, radiator, oak wood effect flooring.

Bedroom Three

Front facing double glazed window, radiator, Oak wood effect flooring. Useful alcove storage. Range of fitted bedroom furniture including wardrobe & drawer units.

Note: It may be possible to extend this alcove to the full width of the bedroom making the room larger.

Bathroom

Modern white suite consisting panel bath, low level WC with concealed flush, fitted wash hand basin with cupboards below. Fully tiled splash-backs, chrome ladder style radiator, tiled floor. Corner glass sliding door shower cubicle housing mains operated shower. Obscure double glazed windows. Tile floor. Ceiling spotlights.

Outside

Set in a mature plot well back from the road with the front garden consisting of lawned area and central feature tree. Long concrete drive suitable for parking up to four vehicles leading to single GARAGE.

To the rear a low maintenance garden consisting of paved terraced areas ideal for outdoor entertaining.

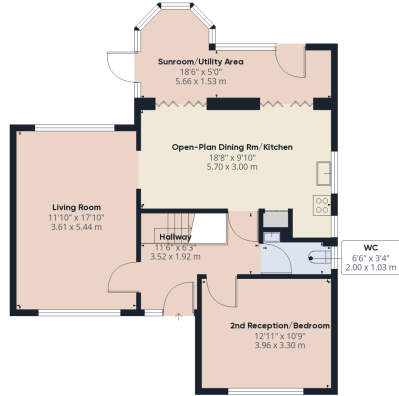
Room Measurements & Disclaimer

All approximate room measurements are shown on the attached floorplan.

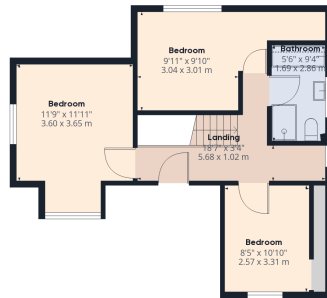
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area⁽¹⁾
 1335.16 ft²
 124.04 m²

Reduced headroom
 3.55 ft²
 0.33 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 are based on RICS IPMS 3C standard.

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