

**Greenacre, Worlebury, Weston-Super-Mare, Somerset.
BS22 9SL**

**Offers in Region of £380,000 Freehold
FOR SALE**



PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....SUPERB HOME IN A HIGHLY SOUGHT AFTER LOCATION.....This semi-detached house is located in Worlebury with Sand Bay beach a five minute drive, Worlebury Woods a ten minute walk, Worlebury Golf Club a 5 minute walk, the local school minutes away, Milton shops a five minute drive and the larger town of Weston super Mare and its sea front a ten minute car journey.

The property offers spacious light and airy accommodation comprising entrance porch, hallway, cloakroom, 4 bedrooms, bedroom 5/dressing room, 31ft kitchen/diner, 21ft dual aspect lounge, 4 bedrooms, bedroom 5/dressing room, lovely size bathroom with bath and separate shower cubicle, integral garage with door from the kitchen, plus gas central heating, double glazing, driveway with parking for 3 vehicles leading to the garage and a fully enclosed rear garden.

So if you're looking for a home in a desirable area, need good size flexible accommodation, want to be within minutes of lovely areas to walk, and enjoy a round of golf, then this well presented home is a must view and recommend you call House Fox Estate Agents today.

FEATURES

- WALK THROUGH VIDEO TOUR AVAILABLE
- 4 bedrooms
- Bedroom 5/dressing room
- 21ft lounge
- 31ft Kitchen/diner
- Garage and parking for 3 vehicles
- Highly sought after location
- 5 minute drive to Sand Bay Beach
- 10 minute walk to Worlebury Woods
- EPC-D



ROOM DESCRIPTIONS

Sliding door to the entrance porch;

Entrance porch:

Door to the hallway:

Hallway:

Stairs to the first floor, radiator, doors to the kitchen, lounge and cloakroom

Cloakroom:

Low level WC, wash hand basin, double glazed window, radiator.

Living room:

21' 4" x 14' 8" MAX (6.50m x 4.47m) Dual aspect via two double glazed windows, two radiators, door to the kitchen

Kitchen:

15' 10" x 8' 3" (4.83m x 2.51m) Sink unit, a range of floor and wall units, built in oven and hob, plumbing for washing machine and dishwasher, two double glazed windows, doors to the garage and rear garden, open plan to the dining area

Dining area:

15' 1" x 7' 10" (4.60m x 2.39m) Double glazed window, radiator, cupboard

First floor landing:

Loft access, airing cupboard with boiler,

Bedroom 1:

16' 10" x 9' 4" (5.13m x 2.84m) Double glazed window to the rear, radiator, door to bedroom 5/dressing room

Bedroom 5/Dressing room:

14' 11" x 7' 11" (4.55m x 2.41m) Radiator, double glazed window to the front, door to the landing

Bedroom 2:

13' 3" x 11' 7" (4.04m x 3.53m) Radiator, double glazed window with views

Bedroom 3:

13' 3" x 11' 1" (4.04m x 3.38m) Radiator, double glazed window with views

Bedroom 4:

11' 4" MAX x 7' 9" MAX (3.45m x 2.36m) Double glazed window to the rear, radiator

Bathroom:

White suite comprising bath, separate shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window.

Garage and parking:

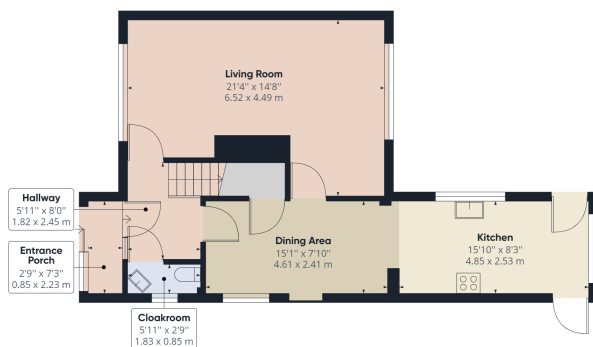
The driveway provides parking for 3 vehicles and leads to the integral GARAGE which has light, power and door to the kitchen

Rear garden:

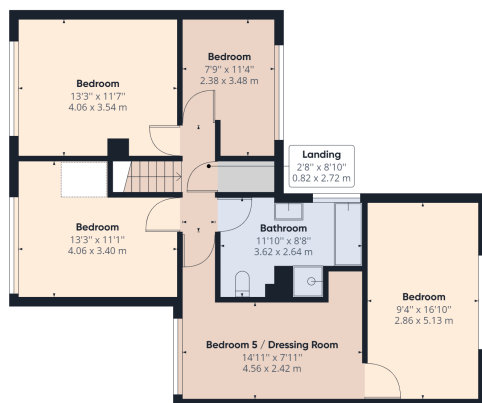
Patio area with steps up to the lawn area and further patio area, shed, flower borders, all fully enclosed by fencing



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1453.43 ft²135.03 m²

(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.

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