

**Bramblewood Road, Worle, Weston-Super-Mare,
Somerset. BS22 9LW**

£450,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSEFOX PRESENTS to the market this 4 bedroom detached house situated on the hillside of North Worle just a short distance from Sandbay. Offered with the benefit of NO ONWARD CHAIN this well kept home will be perfect for the growing family. Briefly the extended accommodation comprises; Porch, Hallway, Large Lounge/Diner, Separate Dining Room/Breakfast Room, Refitted Kitchen/Breakfast Room and WC to the ground floor. To the first floor there are 4 large bedrooms and family bathroom. Outside the rear gardens are of a good size and have been lovingly kept for many years enjoying a good degree of sunshine throughout the day. There is ample parking to the front and garage for storage whilst the property enjoys a pleasant aspect to both the front and rear.

FEATURES

- Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Refitted Kitchen/Breakfast Room
- NO ONWARD CHAIN
- Large Rear Garden
- Open Fronted Driveway for 3/4 Vehicles
- Single Garage
- Hillside Location



ROOM DESCRIPTIONS

Door to Outside Opens Into

Porch

Double door to:

Hallway

Stairs rising to first floor door to lounge, opening to dining room.

Lounge

19' 4" x 13' 3" (5.89m x 4.04m) A huge room with dual aspect enjoying pleasant views to the front towards the Welsh Coast and the garden and tree lined back drop to the rear, fireplace with gas fire, door to inner hall.

Dining Room

8' 2" x 17' 8" (2.49m x 5.38m) Formerly the garage and well appointed conversion with double glazed window to front, door to inner hall.

Inner Hall

Door to Kitchen, Lounge, Dining Room, WC and under stair cupboard.

Kitchen/Breakfast Room

7' 11" x 10' 10" (2.41m x 3.30m) Refitted with a modern kitchen comprising of floor and base units, sink and mixer tap, space for fridge/freezer, plumbing for washing machine, space for dual fuel oven, extractor, tiling to splash backs, double glazed door and window to rear.

WC

Wash hand basin, close coupled WC, double glazed window to side.

First Floor Landing

Doors to all rooms, access to roof space, airing cupboard.

Bedroom 1

13' 5" x 9' 10" (4.09m x 3.00m) Double glazed window to front with pleasant views.

Bedroom 2

11' 11" x 9' 4" (3.63m x 2.84m) Double glazed window to rear.

Bedroom 3

10' 1" x 6' 9" (3.07m x 2.06m) Double glazed window to front

Bedroom 4

11' 5" x 8' 1" (3.48m x 2.46m) Double glazed window to rear.

Bathroom

Fitted with a suite comprising: panelled bath with shower over, wash hand basin, close coupled WC, tiling to full height, double glazed window to rear.

Outside

The front enjoys generous parking on the drive that leads to a single garage with up and over door, power light and a pedestrian access to garden.

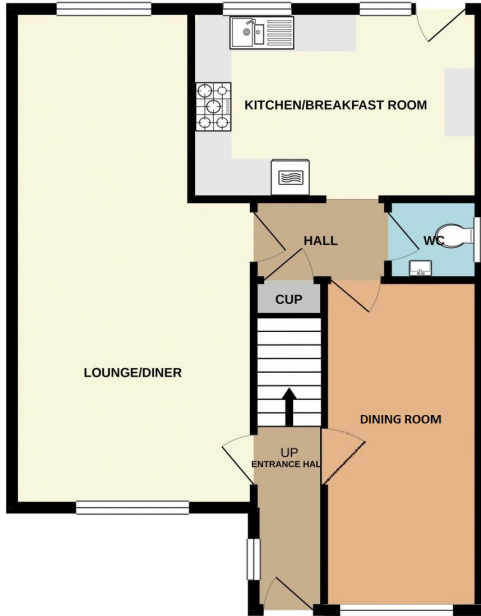
Rear Garden

Lovingly maintained for over 40 years, laid to lawn with well stocked mature shrub borders, vegetable plot, large shed, green house and patio area to rear of property.

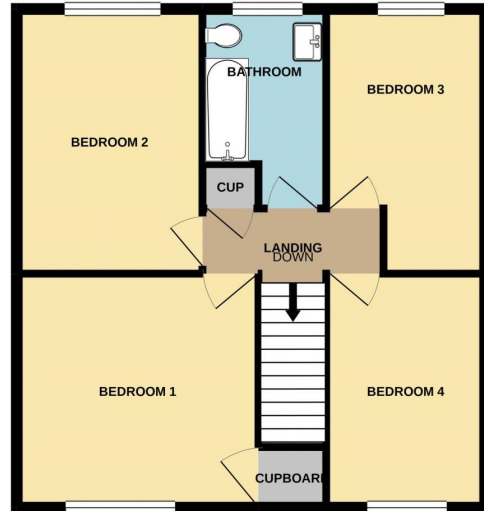


FLOORPLAN & EPC

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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