

17 Addiscombe Road, Weston-Super-Mare, Somerset. BS23 4LT

£450,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious extended family home is located on a lovely road in Weston and offers 4 bedrooms with the potential for a 5th in the property as there are 2 reception rooms, utility, 2 bathrooms and a huge room to the ground floor currently used as a games room. The property is approached via the front driveway parking to a useful porch leading into the entrance hall which has stairs to the first floor with storage built in beneath. To the front of the house is the living room with a bay window overlooking the front garden and reception 2 is currently the dining room with french doors out to the rear garden but this could even be a 5th bedroom if required. The property has been extended to the side and now has a huge 36' room to one side currently used as a games room area but this could easily have a partition wall inserted to make a downstairs bedroom here as well. There is a separate little snug/seating area by the games room and this bypasses through to the kitchen to the rear of the house which offers a range of wall and base units with worktops over, freestanding electric cooker, inset stainless steel sink/drainer and plenty of storage. A doorway then leads into the utility room which also has base units with worktops over and spaces for dryer, washing machine and fridge freezer and inset stainless steel sink/drainer. A door here then leads into garden and also into the downstairs bathroom which is wet-room style with shower, WC and wash basin. Upstairs there are 4 double bedrooms, a family bathroom of bath, shower and wash basin and then also a separate WC. Outside to the rear the garden is a great size and has the fantastic addition of timber built workshop and a summer house, both with power and lighting.

## FEATURES

- Semi detached bay fronted house
- Four bedrooms and potential 5th
- Could be great for DUAL occupancy
- Upstairs and a downstairs bathroom
- Large games room area opening to kitchen
- Off street parking to front for 3
- Utility room off kitchen
- Large timber workshop and summer house in garden
- Popular road in Weston
- Council Tax Band - D
- EPC - D



## ROOM DESCRIPTIONS

### Porch / Entrance Hall

Stairs to first floor; store cupboards under stairs

### Living Room

13' 9" x 12' 9" (4.19m x 3.89m) Radiator; Upvc double glazed bay window to front

### Dining Room

13' 9" x 11' 5" (4.19m x 3.48m) Radiator; Upvc double glazed windows and french doors to garden

### Snug Seating Area

10' 0" x 4' 6" (3.05m x 1.37m) Open area perfect for sofa

### Games Room

36' 0" x 9' 8" (10.97m x 2.95m) Radiator; Upvc double glazed bay window to front; open to snug and to kitchen

### Kitchen

15' 0" x 9' 0" (4.57m x 2.74m) Radiator; Upvc double glazed windows to side and rear; range of wall and base units with worktops over, freestanding electric cooker, inset stainless steel sink/drainer and plenty of storage; doorway to utility

### Utility

9' 9" x 7' 10" (2.97m x 2.39m) Radiator; Upvc double glazed window to side; door to garden; door to bathroom; base units with worktops over and spaces for dryer, washing machine and fridge freezer, inset stainless steel sink/drainer

### Bathroom (Wet Room)

8' 2" x 5' 9" (2.49m x 1.75m) Towel Radiator; Upvc double glazed windows to 2 sides; wet-room style with shower, WC and wash basin

### Bedroom 1

13' 9" x 11' 8" (4.19m x 3.56m) Radiator; Upvc double glazed window to front

### Bedroom 2

13' 9" x 11' 8" (4.19m x 3.56m) Radiator; Upvc double glazed window to rear

### Bedroom 3

10' 1" x 9' 1" (3.07m x 2.77m) Radiator; Upvc double glazed window to rear

### Bedroom 4

8' 7" x 8' 7" (2.62m x 2.62m) Radiator; Upvc double glazed window to front

### WC

Radiator; Upvc double glazed window to side; Separate WC

### Bathroom

8' 3" x 5' 4" (2.51m x 1.63m) Towel Radiator; Upvc double glazed window to side; white suite of Shower and wash basin

### Outside

FRONT - Laid to chippings for parking for 3 vehicles

REAR - Outside to the rear the garden is a great size and has the fantastic addition of timber built workshop and a summer house, outside power and outside tap

WORKSHOP / SUMMER HOUSE - both with power and lighting.

Workshop 15'6 x 9'7

Summer House 9'7 x 9'7



# FLOORPLAN & EPC



Total area: approx. 194.4 sq. metres (2092.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	