

**Azalea Road, Wick St Lawrence, Weston-Super-Mare, Somerset.**

**BS22 9TN**

**£415,000 Freehold**

**FOR SALE**



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled within the desirable and peaceful location of Wick St Lawrence, this impressive four-bedroom detached home on Azalea Road offers the perfect blend of space, comfort, and practicality — ideal for modern family living. From its attractive exterior and well-maintained driveway leading up to the garage, to its versatile interior layout, this property has been thoughtfully designed to provide a warm and welcoming home. As you enter the property, you are greeted by a bright and spacious entrance hall which provides access to all the main ground floor rooms. The generous living room sits to the front of the home and features a large window allowing plenty of natural light to flood the space. Flowing seamlessly through double doors is the adjoining dining room perfect for entertaining or enjoying family meals which in turn opens into the lovely conservatory overlooking the rear garden. This light-filled space is ideal for relaxing and enjoying the garden views all year round. The kitchen/diner offers an excellent range of fitted units with ample worktop space, making it the true heart of the home. There is a room for a dining table, creating a sociable area for cooking and family gatherings alike. From the kitchen, a useful utility room provides additional storage and direct access to the rear garden. Completing the ground floor is a convenient downstairs cloakroom. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, adding a touch of luxury and privacy. The remaining bedrooms are all spacious and versatile, suitable for family members, guests, or even a home office. A modern family bathroom serves the other bedrooms, fitted with a three-piece suite. Outside, the rear garden is mainly laid to lawn and features a pleasant decked seating area — ideal for outdoor dining, entertaining, or simply relaxing on sunny days. The garden also includes a variety of mature shrubs and planting, adding colour and privacy. To the front of the property, the driveway provides off-road parking and leads to a single garage. Located in the ever-popular Wick St Lawrence area, this property benefits from a friendly community atmosphere, nearby amenities, reputable schools, and excellent transport links to Weston-super-Mare and beyond.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House in Wick St Lawrence
- Four Bedrooms
- Main with En Suite
- Garage and Driveway Parking
- Conservatory
- Sought After Location Close to Local Amenities
- Gas Central Heating & Double Glazing



## ROOM DESCRIPTIONS

### Entrance

Main front door opening into;

### Entrance Hall

Doors to living room, cloakroom, utility room and kitchen, radiator.

### Living Room

11' 2" x 15' 3" (3.40m x 4.65m) Double glazed windows to front aspect, radiator and fireplace with opening through to;

### Dining Room

10' 0" x 9' 9" (3.05m x 2.97m) Sliding doors to conservatory, radiator and door to kitchen.

### Conservatory

11' 1" x 10' 8" (3.38m x 3.25m) Double glazed windows to rear garden aspects, door to rear garden

### Kitchen/Diner

13' 8" x 9' 7" (4.17m x 2.92m) Double glazed windows to rear and side aspects, range of wall and base units inset sink and drainer with mixer taps over, space for fridge freezer and space and plumbing for dish washer, integrated hob and oven, under stairs storage and radiator.

### Utility Room

5' 6" x 4' 10" (1.68m x 1.47m) Double glazed door to rear garden aspect, base units with inset sink and drainer, space and plumbing for washing machine, space for another white good, radiator.

### Downstairs Cloakroom

Double glazed window to side aspect, low level WC, wash hand basin and radiator.

### Stairs Rising to First Floor Landing

### Bedroom One

11' 3" x 12' 6" (3.43m x 3.81m) Double glazed windows to front aspect, built in wardrobes, radiator and door to;

### En Suite

Double glazed window to side aspect, low level WC, wash hand basin, enclosed shower with shower attachment, radiator.

### Bedroom Two

9' 3" x 10' 9" (2.82m x 3.28m) Double glazed window to front aspect, radiator and built in wardrobes.

### Bedroom Three

9' 7" x 9' 1" (2.92m x 2.77m) Double glazed window to rear aspect, radiator.

### Bedroom Four

7' 9" x 9' 6" (2.36m x 2.90m) Double glazed window to rear aspect, radiator.

### Family Bathroom

6' 2" x 5' 6" (1.88m x 1.68m) Double glazed obscure window to rear aspect, low level Wc, wash hand basin and bath with shower over, radiator.

### Garage

8' 0" x 16' 11" (2.44m x 5.16m) Up and over door, power and lighting with door to garden.

### Rear Garden

Fully enclosed rear garden laid to lawn and decking with access to front of property.

### Front

Driveway parking and front garden laid to lawn







FLOORPLAN & EPC

