

Sandpiper Drive, Worle, Weston-Super-Mare, Somerset.

BS22 8UH

£305,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....A 3 double bedroom house with South facing garden.

Set within minutes walk of the shops, cafes, restaurants, public houses, convenience stores in Worle High Street, and even closer are the schools of Mead Vale and Worle.

The property offers lovely size accommodation that comprises hallway with door to the integral garage (many owners with planning permission convert this to a further reception room or 4th bedroom), lounge, a modern kitchen/diner with built in washing machine, fridge/freezer, microwave, dishwasher, Neff oven and hob, a fantastic conservatory that runs the width of the house, 3 double bedrooms, plus double glazing, gas central heating, parking for 3 vehicles, garage, and a private South facing garden.

So if you're looking for a property in good condition, like to spend time in the garden relaxing in the sunshine, want to be in walking distance of shops and schools, then look no further, and booking a viewing today with House Fox estate agents

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Semi detached house
- 3 double bedrooms
- Lovely modern kitchen/diner
- Great size conservatory
- Garage and parking
- Walking distance of the local shops
- Well presented throughout
- South facing garden
- EPC-D



## ROOM DESCRIPTIONS

### **Main front door to the hallway**

### **Hallway:**

Stairs to the first floor, radiator, door to the garage

### **Lounge:**

14' 5" x 10' 10" (4.39m x 3.30m)  
Double glazed window, radiator

### **Kitchen/diner:**

22' 7" x 7' 11" (6.88m x 2.41m) A lovely modern kitchen.....sink unit, floor and wall units, integrated fridge, freezer, dishwasher, microwave, washing machine, built in Neff oven & hob, double glazed window, double glazed double doors to the conservatory

### **Conservatory:**

21' 8" x 8' 1" (6.60m x 2.46m)  
Double glazed windows, double glazed double doors to the garden

### **First floor landing:**

Double glazed window, cupboard housing boiler, loft access

### **Bedroom 1:**

11' 4" x 10' 6" (3.45m x 3.20m)  
Radiator, double glazed window

### **Bedroom 2:**

11' 4" x 10' 4" (3.45m x 3.15m)  
Radiator, double glazed window

### **Bedroom 3:**

11' 11" x 8' 0" (3.63m x 2.44m)  
Radiator, double glazed window

### **Bathroom:**

Bath, separate shower cubicle, heated towel rail, double glazed windows, low level WC, wash hand basin, spotlights

### **Garden:**

An easy to maintain garden that has a Southerly facing aspect.....attractive patio area, and fully enclosed by fencing and mature trees

### **Garage and parking:**

The driveway provides parking for 3 vehicles, and leads to the SINGLE GARAGE which has an up and over door, light and power





# FLOORPLAN & EPC

