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

£350,000 Freehold

FOR SALE



HOUSE FOX ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX PRESENTS ... This spacious link-detached bungalow is a true gem on the coveted hillside locale of Worlebury near the golf course and offers 3 bedrooms, lounge diner with great views, large conservatory to rear, car port, lovely rear garden and 2 separate large workshop/office spaces to the rear

Upon arrival, you are welcomed by a sloped private driveway offering ample parking space, ensuring convenience for residents and guests alike. The property also features well-manicured private front and rear gardens, providing serene outdoor spaces to unwind and enjoy nature.

One of the standout features of this eco-friendly abode is its outstanding energy efficiency, driven by owned solar panels this sustainable addition effectively alleviate rising energy bills, reflecting a conscientious approach to modern living.

Previously a double garage, the versatile space to the rear of the garden has been ingeniously repurposed into a workshop/hobby/office room, catering to a myriad of creative pursuits. An additional covered car-port on the driveway further enhances the utility and functionality of this space.

Nestled in the desirable Worlebury area, this home enjoys close proximity to reputable schools, making it an excellent choice for families. The renowned Worlebury Golf Club is just a stone's throw away, perfect for golf enthusiasts looking to indulge in a round of golf amidst picturesque surroundings.

To top it all off, a sizable conservatory overlooking the rear garden adds to the allure of this property, providing a delightful space to bask in natural light and enjoy the changing seasons from the comfort of your home.

In summary, this superb three-bedroom link-detached bungalow in the hillside area of Worlebury is a testament to comfortable, eco-conscious living, offering versatile spaces, ample parking, attractive gardens, and excellent proximity to essential amenities and recreational facilities.

FEATURES

- Bungalow link-detached
- Three bedrooms
- 2 Workshops / Outside office to rear
- Great location near golf course
- Great views to front
- Superb rear garden
- Ample parking on private driveway
- Excellent energy efficency
- EPC- B
- Alarm system and CCTV
- 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Main front door to hallway:

Hallway

airing cupboard, storage cupboard, radiator

Kitchen

4.81m x 2.69m (15' 9" x 8' 10") range of wall and base units, sink and drainer, five ring gas hob with extractor over, eyelevel integrated oven, integrated dishwasher, fridge, freezer, space for appliances, pantry, double glazed window to side, double glazed door to side

Living/dining room

double glazed window to front, double glazed window to side, wood burning stove, radiators, ceiling fan with light
Dining Room area- 2.70 x 2.85m
Living Room area- 5.84 x 3.37m

Bedroom One

2.75m x 3.58m (9' 0" x 11' 9") double glazed windows to rear, fitted wardrobes, radiator, double glazed sliding patio door to conservatory

Sunroom

3.81m x 2.94m (12' 6" x 9' 8") double glazed patio doors to rear, translucent polycarbonate roof panels, air conditioning unit

Bedroom Two

3.68m x 2.49m (12' 1" x 8' 2") double glazed window to side, fitted wardrobes, radiator

Bedroom Three

2.26m x 2.57m (7' 5" x 8' 5") Double glazed window to rear, radiator, built in wardrobes

Shower room

Refitted in 2019.....low level WC, wash hand basin, heated towel rail, extraction fan, walk-in style shower room, glass screen with shower over, double glazed window to front

Outside

Block paved driveway with ample parking spaces, front garden laid to lawn with various hedges and shrubs, private enclosed rear garden, patio area with steps leading to a lawn area with mature shrubs and flower boarders, greenhouse and potting shed

Outside office/Workshop

2x Large workshop/Office spaces to rear garden with power and lighting -

14'3 x 9'5
14'4 x 8'8

Up and over garage door from car port to front driveway with power and lighting





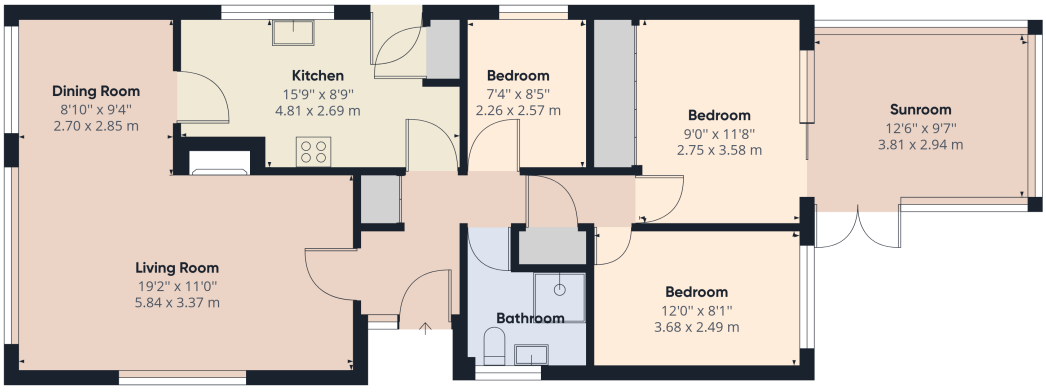




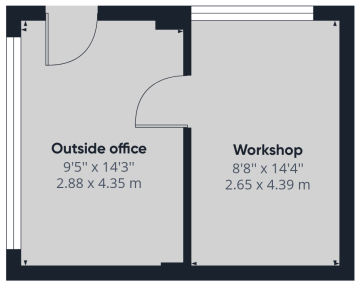




FLOORPLAN & EPC



Floor 0 Building 1



Floor 0 Building 2

HOUSE FOX
THE FAIRER FEES ESTATE AGENT

Approximate total area(1)

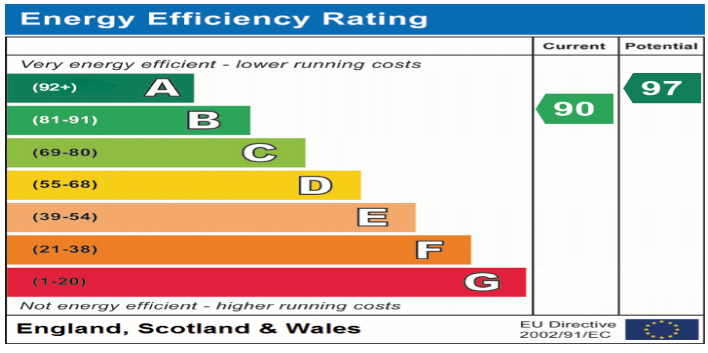
1260.27 ft²

117.08 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.

GIRAFFE360



HOUSE FOX ESTATE AGENTS