Elm Tree Road, Locking, Weston-Super-Mare, Somerset. BS24 8DD

£415,000 Leasehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS... WOW – A TRULY INDIVIDUAL AND UNIQUE HOME! Occupying the entire ground floor and set within a highly sought-after village, this exceptional apartment offers an incredible amount of space and has undergone extensive refurbishment, creating a stylish, light and beautifully presented home. From the moment you step inside, the stunning 23ft entrance hallway sets the tone for what is to come.

The impressive accommodation includes an entrance porch, spacious living room with a superb feature fireplace, brand-new kitchen, dining room with a charming window seat, three bedrooms, family bathroom with a freestanding bath and separate shower cubicle, luxurious en-suite shower room, useful study area and utility room. But it doesn't stop there!

Outside, the property enjoys lovely-sized gardens together with its own private driveway providing parking for several vehicles. Add in gas central heating and the superb village setting, and you have a very special home that is anything but ordinary. Spacious, stylish and full of character – this is one your friends and family will certainly be envious of!

FEATURES

- Individual home
- Large ground floor apartment
- 3 bedrooms
- Beautifully refurbished and upgraded
- Large gardens
- Living room and dining room
- Own private entrance with 23ft hallway
- Good size kitchen
- Parking for many vehicles
- EPC-tbc



ROOM DESCRIPTIONS

Own private entrance with a feature door

Entrance porch

2 windows, door to the hallway

Hallway:

7.06m x 3.08m (23' 2" x 10' 1") This really sets the tone for the whole property, light and spacious and gives the apartment a grand feel, doors to the bathroom, bedrooms, dining room and to the side courtyard area

Living room:

5.47m x 4.78m (17' 11" x 15' 8") 2 feature windows, radiator, wall light points, stunning central fireplace with a feature book shelf to the side

Dining room:

4.71m x 3.74m (15' 5" x 12' 3") Window seat, radiator, doors to the hallway and kitchen

Kitchen:

3.48m x 1.51m (11' 5" x 4' 11") Sink unit, a wide range of floor and wall units, great range of work surfaces, integrated dishwasher, spotlights, radiator, windows, doors to the study area and utility room

Study area:

2.90m x 1.87m (9' 6" x 6' 2") Window, door to the front

Utility

3.48m x 1.51m (11' 5" x 4' 11") Plumbing for washing machine,space for tumble dryer, 2 windows, feature storage units

Bedroom 1:

4.89m x 4.81m (16' 1" x 15' 9") Central fireplace, 2 feature windows, wall light points, radiator, walk in wardrobe area, door to the en-suite

En-suite

Large walk in shower cubicle, WC, wash hand basin, feature heated towel rail

Bedroom 2:

4.80m x 4.21m (15' 9" x 13' 10") Feature central fireplace, radiator, feature window

Bedroom 3:

3.15m x 2.95m (10' 4" x 9' 8") Radiator, feature window

Bathroom:

Free standing bath, separate shower cubicle, wash hand basin, feature windows, WC, heated towel rail

Gardens:

Large gardens to the front of the house, mainly laid to lawn, good size patio area, storage area and an abundance of mature trees

Courtyard

Set to the side of the apartment and off the hallway, is an enclosed courtyard area

Parking:

Approached via Elm Tree Road, you have a long driveway, proving parking for many vehicles













FLOORPLAN & EPC



HOUSE FOX
THE FAIRER FEES ESTATE AGENT

Approximate total area(1)

2075 ft²
192.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

HOUSE FOX
ESTATE AGENTS