

Goosey Lane, St Georges, Weston-Super-Mare, Somerset. BS22
7XA

£315,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in a quiet cul-de-sac along the popular Goosey Lane in St Georges, this lovely three-bedroom link-detached home offers spacious and versatile accommodation, making it an ideal choice for families. The property benefits from driveway parking, a garage, conservatory and a pleasant rear garden, all within easy reach of local schools, shops and amenities. As you enter the property, you are welcomed by an entrance porch leading into the living room, with stairs rising to the first floor and a door through to the kitchen/diner. The kitchen/diner provides a great space for everyday family living, with access into the conservatory, which offers an additional reception area overlooking the rear garden. Another great feature is the additional room accessed from the kitchen/diner, which could be utilised as a study, home office or utility room. From here, you have direct access into the garage and a separate door leading out to the rear garden, making this a particularly practical space. Upstairs, the property offers three bedrooms and a shower room, providing comfortable accommodation for a growing family. Outside, the property enjoys a rear garden, perfect for relaxing or entertaining during the warmer months. To the front, there is driveway parking along with access to the garage. Goosey Lane is a lovely, quiet cul-de-sac in the sought-after St Georges area, offering excellent access to local amenities, schools, Worle railway station and the M5 motorway.

FEATURES

- 360 Video Tour Available
- Link Detached House
- Three Bedrooms
- Garage and Parking
- Kitchen/Diner and Conservatory
- Close to Local Amenities and Commuter Links
- Gas Central Heating & Double Glazing
- Council Tax Band - C
- Enclosed Rear Garden
- Cul De Sac Location



ROOM DESCRIPTIONS

Entrance Porch – 3'5" x 4'4" (1.04m x 1.34m)

Accessed via the front entrance door, providing a welcoming entrance to the property with a further door leading into the living room.

Living Room – 13'2" x 14'7" (4.02m x 4.45m)

A lovely, well-proportioned living room offering plenty of space for sofas and additional furniture. Stairs rise to the first-floor landing, with a door leading through to the kitchen/diner.

Kitchen/Diner – 11'1" x 14'8" (3.39m x 4.49m)

A great-sized kitchen/diner offering plenty of space for everyday family living, with room for a dining table and chairs. Doors provide access to the sunroom and utility room.

Sunroom/Conservatory – 8'2" x 7'9" (2.50m x 2.36m)

A lovely additional reception space overlooking the rear garden, perfect for relaxing or enjoying the warmer months.

Utility Room/Study – 7'10" x 8'4" (2.40m x 2.54m)

A versatile additional room which could be utilised as a utility room, home office or study. Doors provide access to the rear garden and garage.

Garage

Accessed from the driveway to the front, with the added convenience of an internal access door from the utility room. Ideal for parking or additional storage.

Landing – 8'3" x 6'1" (2.52m x 1.86m)

Providing access to all three bedrooms and the family shower room.

Bedroom One – 12'1" x 8'3" (3.70m x 2.53m)

A lovely double bedroom offering space for a double bed and additional bedroom furniture.

Bedroom Two – 9'6" x 8'3" (2.91m x 2.52m)

Another well-proportioned bedroom, ideal for children, guests or those requiring a home office.

Bedroom Three – 9'0" x 6'1" (2.74m x 1.87m)

A versatile third bedroom which could also be used as a nursery, dressing room or study.

Shower Room – 6'8" x 6'1" (2.03m x 1.87m)

Comprising a shower enclosure, wash hand basin and WC.

Rear Garden

The property benefits from a pleasant rear garden, offering space for outdoor seating, entertaining and enjoying the warmer months. There is also convenient access from the utility room.

Driveway & Garage

To the front of the property is a driveway providing off-road parking, along with access to the garage, offering further parking or useful storage space.



FLOORPLAN & EPC

