



Hillcroft Close, Worlebury

£325,000

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25 Hillcroft Close, Worlebury, Weston-Super-Mare, BS22 9RY

Overview

- Sought after Worlebury location
- Roomy older style semi detached house
- 2 reception rooms, kitchen & utility room
- 4 good size bedrooms, refitted bathroom & separate wc
- Very well presented and maintained
- Private West facing rear garden
- Driveway & garage
- Very highly recommended!



If you are somebody that values peace and quiet and want to be away from the crowds – this location is for you

One of the best areas in the town

Rarely available

This really is one of the best locations in the town, perched on top of the hill away from noise and busy roads you find this very well maintained semi detached house built circa 1950. The property is very well proportioned and has a pleasing, sensible layout well suited to families. The house stands a little way up this small cul de sac of just 27 houses and therefore affords a great deal of peace and quiet, a rarity it would seem these days. In walking distance you have Worlebury Golf Club, the lovely green space of Worlebury Woods and the popular Worlebury St Pauls Primary School to name just a few. Sand Bay and Kewstoke are literally down the hill and the picturesque coast road is well worth the trip. A driveway to the side of the house leads to the single garage, whilst there is a small enclosed front garden.



Hall
 Cloakroom
 Sitting Room
 Dining Room
 Kitchen
 Utility Room
 4 Bedrooms
 Bathroom
 Separate wc
 Gas central heating
 UPVC double glazing
 Long drive & Garage
 Private garden
 Room to extend, if
 required





GROUND FLOOR
APPROX. FLOOR
AREA 579 SQ. FT.
(53.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 531 SQ. FT.
(49.3 SQ. M.)



Double glazed doors open into an entrance porch with a further composite door affording access into the entrance hall. Stairs ascend to the first floor and there is a practical downstairs toilet. The Sitting Room is a very good size and has an attractive feature fireplace with log burning stove as the main focal point. A large bay window to the front floods the room with plenty of light. The Dining Room is again a decent size and also has a feature fireplace with living flame gas fire and French doors leading out to the garden. The Kitchen is well fitted with a range of Limed Oak floor and wall units with worktops over and tiled splashbacks. Range of recently replaced appliances to include: fan assisted double oven, gas hob, extractor, fridge/freezer and dishwasher. Inset one and a half bowl sink with mixer taps. A door from here leads into a useful Utility Room which is also well fitted and has plumbing for the washing machine and useful storage. Upstairs you will find 3 good bedrooms on the first floor - 2 doubles and 1 single in addition to a refitted bathroom which has a Whirlpool bath, separate shower cubicle with mixer shower, vanity cupboard with sink above plus matching tall wall cupboard for all your bathroom paraphernalia. Adjacent there is a separate wc. The 4th bedroom can be found on the second floor - a clever loft conversion which has created this impressively large room with plenty of built

in wardrobes and the added bonus of eaves storage. Velux windows to 3 sides make this a very bright space indeed. Rear Garden - a private, West facing garden comprising a decked area leading to the main area of garden which is laid to lawn and has well stocked shrub borders. Enclosed by fencing and well screened by mature trees.

Viewing

Strictly by prior appointment with agents, Ashley Leahy. Tel: 01934 221770.

