



16 Gooch Way, Weston-super-Mare, North Somerset, BS22 7YH



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# 16 Gooch Way, Weston-super-Mare, North Somerset, BS22 7YH

£460,000

A remarkable, extended five-bedroom freehold residence nestled within a quiet Cul-de-Sac. This wonderful family home boasts an array of features that combine to offer a haven of comfort, space, and modern luxury. Upon arrival, the property exudes an air of elegance, with a detached double garage and a private driveway, ensuring both secure parking and practicality. The meticulously landscaped front garden greets visitors, setting the tone for the refined ambiance within. Stepping through the entrance, you will be immediately drawn to the versatile living spaces that this extended home provides. The ground floor seamlessly integrates a series of thoughtfully designed areas, from the light and bright main living room, perfect for gatherings, to the sophisticated formal dining room, ideal for hosting guests. The kitchen includes a range of wall and floor units with worktops and tiled splashbacks over, providing ample storage and presenting an opportunity for culinary creativity. Ascend the stairs to the upper levels, and the five bedrooms await, each boasting its own unique charm. The crowning jewel is the master bedroom, a true sanctuary featuring an en-suite bathroom for an added touch of luxury. This peaceful haven provides a welcome escape at the end of the day. Outdoors, the property's allure continues with meticulously landscaped front and rear gardens, providing a tranquil space for relaxation and play. The serenity of the surroundings, coupled with the privacy of a Cul-de-Sac location, offers an ideal setting for family life. Positioned strategically, the residence enjoys easy access to local amenities and excellent transport links, ensuring convenience for daily needs and an accessible commute. Whether it's the modern comforts of the home, the space to grow, the connection to nature, or the convenience of the locale, this property encapsulates the essence of refined family living. In every aspect, it represents an exceptional opportunity to own a wonderful retreat that truly feels like home.

- A superb, extended, five bedroom, freehold family home
- Detached double garage and private driveway providing valuable off-street parking
- Well-appointed, private, front and rear gardens
- Positioned in a quiet Cul-de-Sac
- Within reach of local amenities and excellent transport links
- Excellent master bedroom with en-suite
- EPC Rating C73, Council Tax Band D





## Accommodation

### Entrance

On approach to the property there is a well appointed block paved pathway leading to a step up to a UPVC double glazed entrance door into hallway.

### Hallway

An inviting entrance area with wood effect laminate flooring, useful under stairs storage cupboard, doors to rooms, radiator, ceiling light.

### Cloakroom

### Living Room

A light and bright main living area with a UPVC double glazed window to front, electric fireplace and decorative surround, radiator, ceiling light, opening to dining room.

### Dining Room

UPVC double glazed doors onto rear garden, radiator, ceiling light.

### Kitchen

Tiled flooring, a range of wall and floor units with worktops and tiled splashbacks over, four-burner gas hob with extraction hood over, eye-level oven, inset one and a half bowl composite sink and drainer positioned under a UPVC double glazed window, cupboard housing gas fired boiler, integrated dishwasher, space and plumbing for appliances, door to games room / study, spotlight cluster.

### Games Room / Study

A cosy and useful area with a UPVC double glazed window to front and patio doors to rear, radiator, ceiling light.

### Stairs Rising to First Floor Landing

### First Floor Landing

Doors to first floor rooms, useful airing cupboard housing hot water tank, roof access hatch, ceiling light.

### Family Bathroom

Low level W/C, wash hand basin and pedestal, panelled bath with shower attachment and glass screen over, heated towel rail, extraction fan, ceiling light.

### Bedroom Five

Wood effect laminate flooring, UPVC double glazed window, fitted wardrobes and single bed frame, radiator, ceiling light.

### Bedroom Four

Wood effect laminate flooring, fitted wardrobes, single bed frame and dressing table, UPVC double glazed window, radiator, ceiling light.



### Bedroom Three

Wood effect laminate flooring, UPVC double glazed window, radiator, ceiling light.

### Bedroom Two

A light and bright bedroom with dual aspect UPVC double glazed windows to front and rear, wood effect laminate flooring, radiator, roof access hatch, ceiling light.

### Bedroom One

Super double bedroom with fitted wardrobes and sliding door fronts, UPVC double glazed window, radiator, door to en-suite shower room, ceiling light.

### En-suite

Low level W/C, wash hand basin over vanity unit, enclosed electric shower, tiled walls, UPVC double glazed window, heated towel rail, extraction fan, ceiling light.

### Outside

#### Front

As you approach the property there is a tarmac driveway providing valuable off-street parking positioned in front of the garage. With a recently laid block paved pathway and patio area, well appointed lawns and flower bed borders. Please note - the side access to the right hand side of the property is shared with the neighbouring property.

#### Rear

A private and enclosed rear garden with a fantastic slab patio area idyllic for entertaining and relaxing, lawns and flower bed borders, water supply and lighting.

### Garage

A detached double garage with two separate up and over garage doors, timber pedestrian door to side, power supply and lighting.

### Please Note

The property is located on a private road. The lights will be returned to standard ceiling fittings upon completion.

### Tenure

Freehold.

### Services

Mains gas, electricity, water and drainage.









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



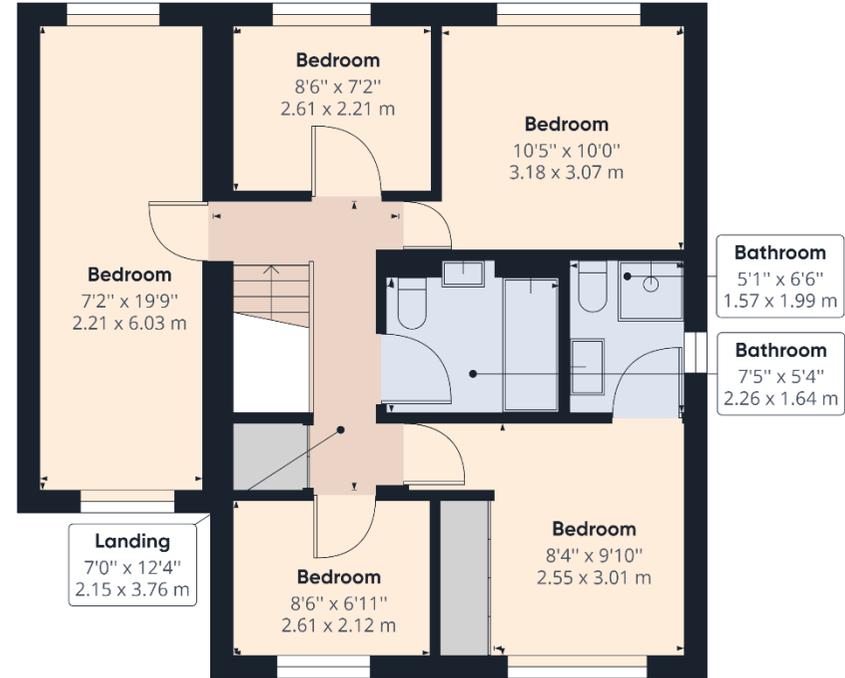
Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
651.25 ft<sup>2</sup>  
60.50 m<sup>2</sup>

(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.

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Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
639.95 ft<sup>2</sup>  
59.45 m<sup>2</sup>

(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.

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