



3 St. Aubyns Avenue, Uphill, Weston-super-Mare, North Somerset, BS23 4UJ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

3, St. Aubyns Avenue, Uphill, Weston-super-Mare, North Somerset, BS23 4UJ

£595,000

Nestled in the sought-after village of Uphill, this impressive four bedroom, freehold, detached house is a captivating blend of modern comfort and timeless charm. Situated in a quiet cul-de-sac, the property offers a serene escape while being conveniently close to village amenities. Discover the convenience of a private driveway and integral garage, providing valuable off-street parking. Immaculately presented, the house exudes character and charm with its period features, creating a warm and inviting ambiance throughout. Inside, two reception rooms offer flexible living spaces, allowing you to tailor the home to your lifestyle. The master bedroom, complete with en-suite facilities, provides a luxurious retreat. The private and enclosed gardens outside offer a tranquil space to relax and entertain. This residence is a harmonious blend of practicality and aesthetics, making it an ideal home for those who appreciate a balance of modern living within a characterful setting. Uphill Village beckons with its quaint charm. Stroll through picturesque streets, discover local amenities, and enjoy the sense of community that defines this sought-after locale. The ever-popular village of Uphill provides access to the beach for the keen walker, and local amenities such as a Primary School, two public houses, church, restaurant and village shop. In winter, wild fowl and other birds attract birdwatchers and in fine weather, walking the hill provides an expansive view towards the nature reserve and coastal views to South Wales. The yacht club is situated on the beach at Uphill and the village also boasts a nearby golf course. Primary education is available at the local Primary School (www.uphillprimary.co.uk) in Church Road, Uphill and secondary education is available in the nearby Broadoak Mathematics and Computing College (www.broadoakcollege.org.uk) with private schools available at Bristol and Sidcot. For the commuter there is access to the M5 at Junction 21, with railway stations at Weston-super-Mare and Weston Milton.

- An impressive, four bedroom, freehold detached house
- Well positioned within the sought after village of Uphill, in a quaint cul-de-sac
- Private driveway providing valuable off street parking electric charging point and an integral garage
- Immaculately presented with flexible living areas and two reception rooms
- Private and enclosed gardens
- Period property with characterful and charming features
- Master bedroom with en-suite
- EPC Rating: D64 Council tax band: F





Accommodation

Entrance

On approach the property there is a covered porch area with timber beam features and tiled flooring leading to a timber single glazed door into vestibule area.

Vestibule

Tiled flooring, characterful single glazed stained glass, timber framed window, radiator, wall light, door to entrance hallway.

Hallway

Inviting entrance area with wood effect laminate flooring, characterful timber panelling, radiator, wall and ceiling lights, useful storage cupboard, doors to principal ground floor rooms.

Cloakroom

Tiled flooring, low level WC, wash hand basin over vanity unit, timber framed single glazed stained glass feature, sloping ceilings, radiator, wall light.

Living Room

A light and bright main living area with a UPVC double glazed bay style window to front, fireplace and stone surround, picture rail, coved ceiling, radiator, ceiling light.

Dining Room

Decorative fireplace and surround, exposed hardwood timber floors, UPVC double glazed fixed window, two radiators, picture rail, ceiling light.

Conservatory

Wood effect laminate flooring, UPVC double glazed windows and patio doors on to rear garden with polycarbonate translucent roof panels, ceiling light.

Kitchen / Breakfast Room

Prepare to be impressed by the superb light and bright 'Burbidge' kitchen / breakfast area. With a range of well presented wall and floor units with quartz worktops and upstands over, a superb breakfast bar feature positioned under a UPVC double glazed window overlooking the rear garden, inset sink with swan neck mixer tap over, four ring induction hob with extraction hood over, oven and grill, integrated dishwasher, space for American style fridge freezer, two more UPVC double glazed windows, built-in storage cupboard housing wall mounted gas fired boiler and providing space and plumbing for appliances, flooring to match the hallway, radiator, ceiling lights and spotlights, UPVC double glazed door to rear porch area.

Rear Porch

With tiled flooring, polycarbonate translucent roof panels and a timber door to the front and rear providing side access to the rear garden, wall lighting.

Stairs rising from the entrance hallway to the first floor landing. A solid balustrade and timber handrail with a fantastic timber framed single glazed stained glass feature.

First Floor Landing

With doors to first floor rooms, a wonderful landing area with part panelling features, built-in airing cupboard, radiator, roof access hatch, ceiling light, picture rail.



Master Bedroom

An impressive master double bedroom with a UPVC double glazed bay style window to front, timber framed single glazed stained glass feature, radiator, picture rail, coved ceiling, ceiling light and door to ensuite shower room

En-suite Shower Room

Tiled flooring and walls, low-level WC, wash hand basin, enclosed mains fed shower, part sloping ceiling with a skylight window, heated towel rail, extractor fan, ceiling spotlights.

Bedroom Two

A UPVC double glazed window and patio doors on the balcony, radiator, ceiling light.

Balcony

A covered balcony area enclosed by timber balustrade, offering lovely views across the rear garden and church beyond.

Bedroom Three

UPVC double glazed window and patio doors onto the balcony, radiator, ceiling light.

Balcony

A covered balcony area enclosed by timber balustrade.

Bedroom Four

UPVC double glazed window, radiator, ceiling light.

Family Bathroom

With tiled flooring, enclosed mains fed shower, panelled bath, with tiled splashback's, wash hand basin, mirrored wall light, heated towel rail, UPVC double glazed window, extractor fan, ceiling spotlights.

Cloakroom

Low-level WC, part tiled walls, UPVC double glazed window, ceiling light.

Outside

Front

To the front of the property, partly enclosed by stone walling and timber fencing, a tarmac driveway area, providing valuable, off street parking with an electric car charging point and raised shrub borders.

Integral Garage

With double timber single glazed doors for access from the front driveway, power supply points and lighting.

Rear

A private and enclosed rear garden, mostly laid to lawn with a superb slab patio pathway and entertaining area position to the rear of the garden. With mature shrubs and trees at the borders.

Services

Mains gas, electric, drainage, water.

Tenure

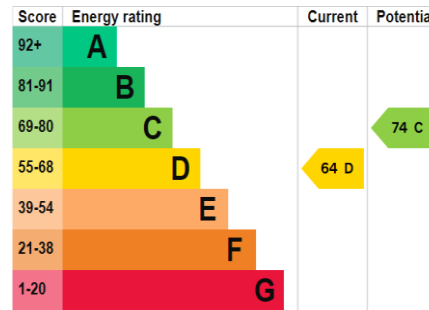
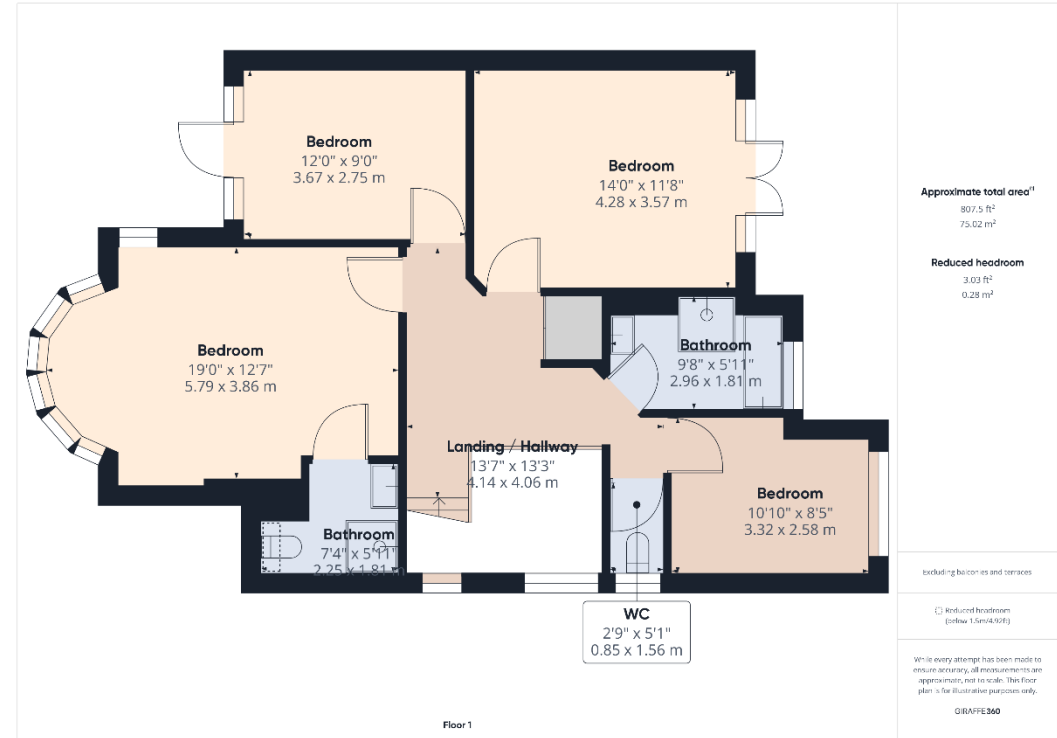
Freehold.











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