



9 Parkes Avenue, Locking Parklands, Weston-super-Mare, North Somerset, BS24 7GW



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

9 Parkes Avenue, Locking, Weston-super-Mare, North Somerset, BS24 7GW

£515,000

Nestled within a tranquil cul-de-sac, this exquisite four-bedroom detached family home epitomizes modern comfort and sophistication. Impeccably presented throughout, its recently refurbished kitchen / dining room serves as the heart of the home, seamlessly blending style and functionality. Two spacious reception rooms offer versatility, catering to the evolving needs of a growing family. Upstairs, the master bedroom features an ensuite bathroom, while three additional bedrooms ensure ample space for rest and relaxation. Outside, the private rear garden beckons with a superb patio, serene pond, and pergola transformed into a hot tub haven. A single garage and private driveway provide convenient parking, while the property's proximity to local amenities ensures both convenience and tranquillity. With its immaculate interiors, idyllic setting, and thoughtful design elements, this home offers a lifestyle of unparalleled comfort and refinement.

Locking Parklands is ideally situated for the family or commuter, within reach of schools and Junction 21 which provides access to the M5 and from there to most major towns and cities. Worle train station is also close by for those opting for public transport. Locking Parklands already boasts a great community and provides a range of facilities including retail space and a school.

- A very impressive, four bedroom, freehold, detached family home
- Immaculately presented throughout with a recently refurbished kitchen / dining room
- A private and enclosed rear garden, with a superb patio area, pond and pergola currently used as a hot tub area
- Single garage and private driveway
- Master bedroom with en-suite
- Two reception rooms providing flexibility for the growing family.
- Well positioned within reach of local amenities within a quiet cul de sac overlooking green spaces.
- EPC rating: B84, Council tax band: E





Accommodation

Entrance

A composite double glazed entrance door and fixed window panels into hallway.

Hallway

An inviting hallway area with wood effect, laminate flooring, doors to ground floor rooms, radiator, ceiling lights, useful under stairs storage cupboard.

Cloakroom

A low-level W/C, wash hand basin, pedestal, radiator, extractor fan, ceiling light.

Study

A super study area with a UPVC double glazed window to front, radiator and ceiling light.

Living Room

A light and bright living area with a UPVC double glazed window to front and patio doors to rear garden, two radiators and ceiling lights. A contemporary ethanol fireplace.

Kitchen / Dining Room

With flooring to match the hallway, an immaculately presented kitchen with a range of wall and floor units with quartz worktops and up stands over. A six ring electric hob and extraction over, double oven, inset stainless steel sink, dishwasher, integrated tall standing fridge and undercounter freezer, a super dining area with UPVC double glazed patio doors onto rear garden and window, radiator, ceiling spotlights, ceiling light, door to utility.

Utility

A useful utility area with wall and floor units, providing space and plumbing for appliances, inset stainless steel sink and drainer, wall mounted gas fired boiler, UPVC double glazed door to the side of the property, extractor fan, radiator, ceiling light.

Stairs, rising from the entrance hallway to the first floor landing.

First floor landing

Doors to first floor rooms, a light and bright landing area with a full length UPVC double glazed window, radiator, roof access hatch, useful airing cupboard housing hot water tank.

Master Bedroom

A super double bedroom with UPVC double glazed window, radiator, air-conditioning unit, ceiling light.

En-suite

Wood affect vinyl flooring, low-level W/C, floating style wash hand basin, enclosed mains fed shower, heated towel rail, extractor fan, ceiling spot lights

Bedroom Two

A UPVC double glazed window, radiator, ceiling light.



Bedroom Three

A UPVC double glazed window, radiator, ceiling light.

Bedroom Four

A UPVC double glazed window, radiator, ceiling light.

Bathroom

With tile flooring and part tiled walls, low-level W/C, wash hand basin, panelled bath with shower attachment, glass screen over, UPVC double glazed window, heated towel rail, extractor fan, ceiling spotlight.

Outside

Front

On approach to the property there is a block paved pathway and driveway area providing valuable off street parking with areas laid to gravel. Various shrubs and hedging. Gated access to the rear garden. Outside lighting

Garage

To the side of the property is a single garage with an up and over garage door, pedestrian door to rear garden, power supply points and lighting.

Rear

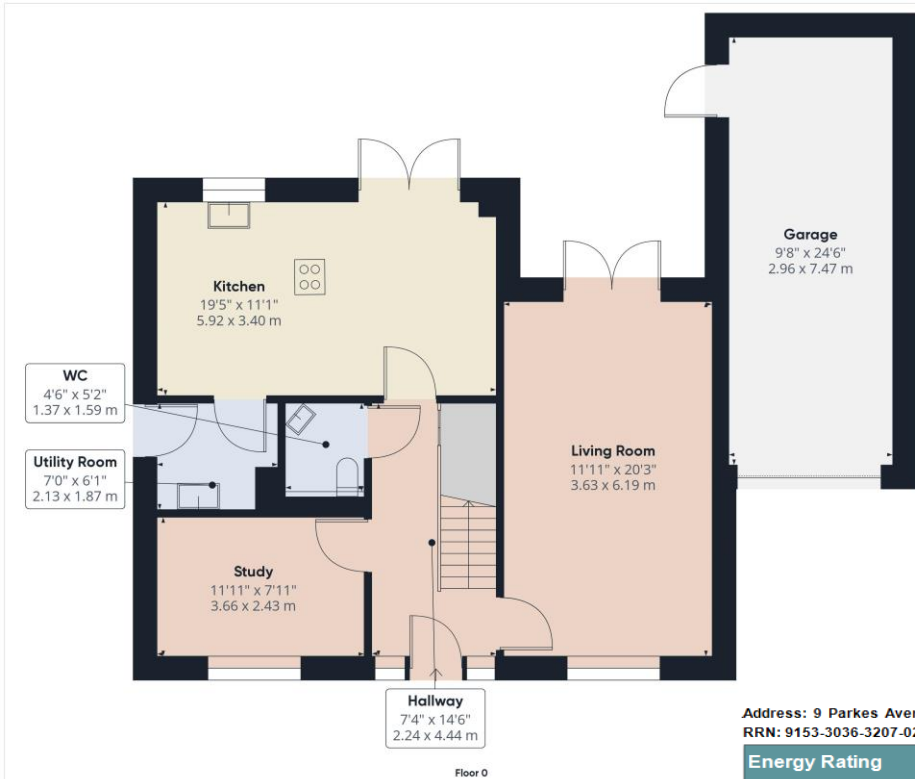
A private enclosed rear garden recently landscaped, superb patio area, fishpond and steps down to a timber decking and pergola, currently providing an area for a hot tub. An area laid lawn with mature trees and shrubs at the borders and the block paved pathway, leading to the side and garage. outside lighting and water supply.









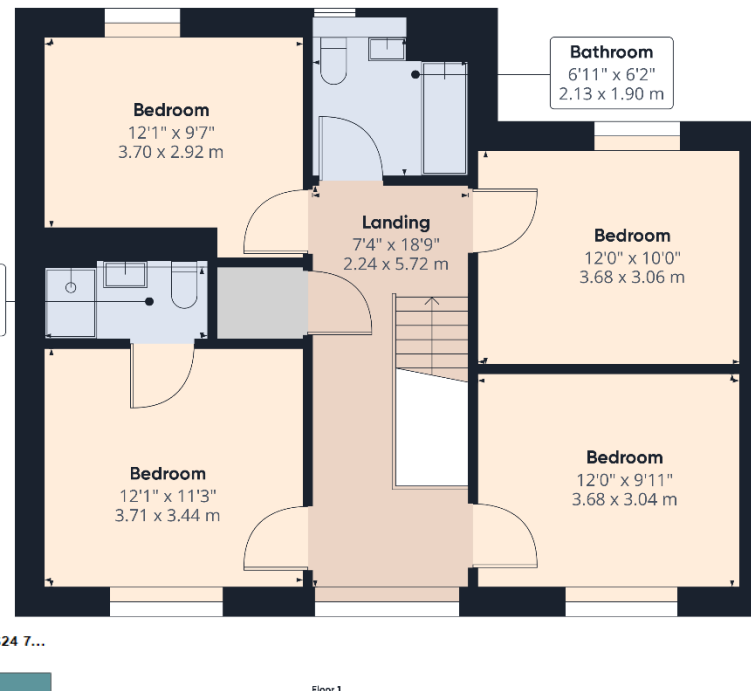
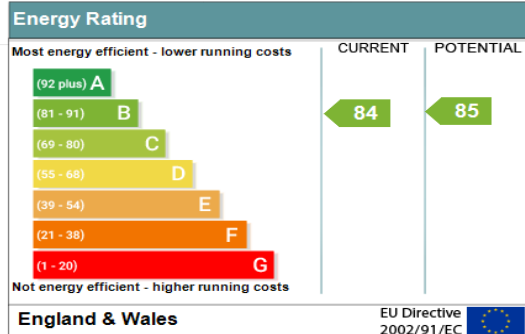


Approximate total area*
984.85 ft²
91.5 m²

(1) Excluding balconies and terraces

While every attempt has been made

Address: 9 Parkes Avenue, Locking, WESTON-SUPER-MARE, BS24 7...
RRN: 9153-3036-3207-0234-0204



Approximate total area¹⁾
717.02 ft²
66.61 m²

(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.

GIRAFFE360



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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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