

A handsome home, situated in a cul-de-sac location within the St Modwen's award winning Locking Parklands developments in Weston-super-Mare. Set in a desirable parkland setting, this family home offers bright and airy living accommodation throughout and is ideal for the growing family. Downstairs the welcoming entrance hallway provides access to a fantastic living room, dining room/study, a well presented kitchen/breakfast room, separate utility room and a cloakroom. The 'open' feel continues upstairs with a landing providing access to all four bedrooms, the master with its own en-suite as well as the modern family bathroom. Outside this energy efficient home has been built using traditional cavity wall construction which is complemented by its 'Scandinavian' inspired cedar finish. Outside to the front of the property, the detached house is surrounded by mature hedging and benefits from its own private driveway and garage, providing ample off-street parking. The tremendous private and enclosed rear garden is beautifully presented with slab patios and an area laid to lawn with wonderful flower borders and a lovely timber pergola, proving to be the ideal space to wind down and relax throughout the warmer weather. Properties like this do not come to the market often and therefore booking in a viewing is highly recommended! EPC Rating B86, Council Tax Band E.



- A commanding, four bedroom detached family home
- Two reception rooms and well-presented living areas throughout
- Private and enclosed front and rear gardens
- Located in a sought after, cul-de-sac position within the award-winning Locking Parklands
- Superb, detached garage and private driveway offering off street parking
- Being sold with the benefit of no onward chain!

ACCOMMODATION

Entrance

A composite double glazed entrance door into hallway.

Hallway

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

Cloakroom 5' 2" x 4' 11" (1.58m x 1.49m) Maximum

Wood effect vinyl flooring, low level W/C, pedestal wash hand basin, radiator, extraction fan, ceiling light.

Living Room 19' 11" x 11' 6" (6.06m x 3.50m)

A fantastic living space with UPVC double glazed patio doors to rear garden and window to front offering dual aspects, two radiators, two ceiling lights, door to kitchen.

Dining Room/Study 11' 9" x 8' 10" (3.58m x 2.69m)

Currently used as a formal dining room with UPVC double glazed window to front, radiator, ceiling light.

Kitchen/Breakfast Room 19' 2" x 11' 3" (5.83m x 3.43m)

A well-presented kitchen and breakfast room with a range of wall and floor units with worktops and upstands over, six burner gas hob with extraction hood over, eye-level oven and grill, integrated fridge freezer and dishwasher, inset stainless steel one and a half bowl sink and drainer positioned under a UPVC double glazed window overlooking the rear garden, UPVC double glazed patio doors onto rear garden, radiator, ceiling spotlights, under wall unit lighting, ceiling light, door to living room and utility.

Utility Room 5' 11" x 4' 11" (1.80m x 1.50m)

Wall and floor units, worktops and upstands over, space and plumbing for appliances, extraction fan, ceiling light.

Stairs with Timber Balustrade Rising to First Floor Landing.

First Floor Landing

A commanding landing area with a timber balustrade, UPVC double glazed window, doors to rooms, radiator, useful storage cupboard housing hot water tank, roof access hatch, ceiling lights.

Bathroom

Tile effect vinyl flooring, low level W/C, panelled bath with shower attachment and glass screen over, pedestal wash hand basin, heated towel rail, UPVC double glazed window, extraction fan, ceiling spotlights.

Master Bedroom 11' 11" x 11' 1" (3.62m x 3.39m)

Including built in wardrobes

An impressive double bedroom with UPVC double glazed window to front, built-in wardrobes, radiator, ceiling light, door to en-suite.

En-Suite Shower Room 4' 11" x 4' 8" (1.49m x 1.41m) Plus 3' 10" x 2' 9" (1.17m x 0.85m)

Tile effect vinyl flooring, low level W/C, pedestal wash hand basin, mains fed shower with part tiled walls, heated towel rail, extraction fan, ceiling spotlights.

Bedroom Two 11' 8" x 9' 10" (3.55m x 3.00m)

UPVC double glazed window overlooking the rear garden and another to side, radiator, ceiling light.

Bedroom Three 11' 11" x 9' 1" (3.62m x 2.77m) Including wardrobes

UPVC double glazed window to rear, wardrobes, radiator, ceiling light.

Bedroom Four 11' 8" x 9' 8" (3.55m x 2.95m)

UPVC double glazed window to front and another to side, radiator, ceiling light.

Loft

Lighting.

Outside

Front

An enclosed front garden area with mature hedging and metal railings with various shrubs, slab patio pathway to entrance door.

Driveway

To the side of the property is a superb block paved driveway providing ample tandem off-street parking, leading to the garage.

Garage 24' 3" x 8' 5" (7.39m x 2.57m)

A fantastic, detached garage with up and over door, power supply, lighting.

Gated Access to The Rear Garden

Rear

A tremendous private and enclosed rear garden, well presented with slab patio areas and pathways, lawned area with flower and shrub borders, fantastic timber pergola, area laid to gravel, outside lighting, water supply.

Services

Mains electric, mains gas, mains drainage, photovoltaic panels, mains water.

Service Charges

Circa £350 per annum.

Tenure

Freehold.









LOCATION

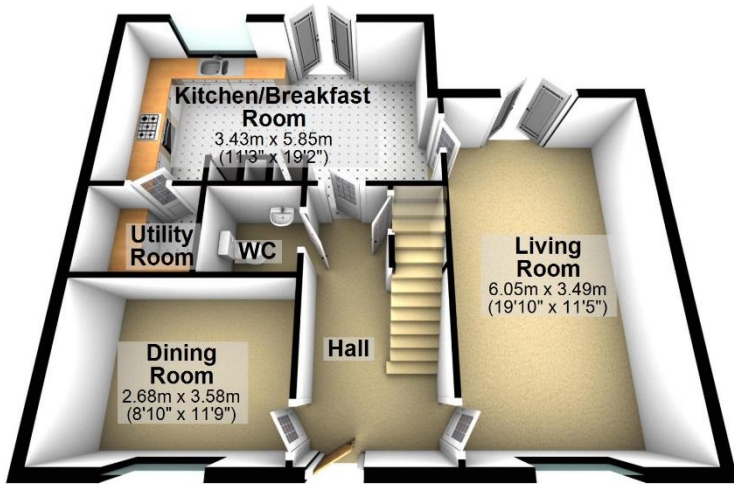
Locking Parklands is ideally situated for the family or commuter, within reach of schools and Junction 21 which provides access to the M5 and from there to most major towns and cities. Worle train station is also close by for those opting for public transport. Locking Parklands already boasts a great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



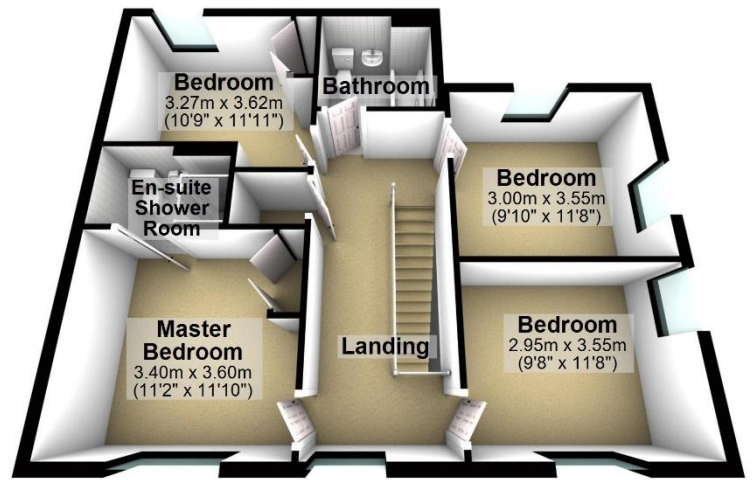


Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Total area: approx. 136.3 sq. metres (1467.6 sq. feet)

MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.