

LAUREL & WYLDE

ESTATE AGENTS



Wallflower House Coronation Road, Bleadon, Weston-Super-Mare BS24 0PG £573,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** IMPRESSIVE HIGH QUALITY DETACHED NEW BUILD *** SUPERBLY FINISHED WITH HIGH QUALITY FITTINGS, FLOORING AND CARPETS THROUGHOUT *** ONE OF TWO INDIVIDUAL EXECUTIVE HOUSES *** STUNNING DESIGN WITH A FAMILY FEEL *** CENTRAL VILLAGE LOCATION *** CLOSE TO THE PARK AND LESS THAN A MINUTES WALK TO THE LOCAL PUB / EATERY *** MODERN KITCHEN & DINING / FAMILY ROOM WITH TWIN SETS OF BI-FOLDING DOORS LEADING OUT TO THE TERRACE AND REAR GARDEN *** LIVING ROOM *** OFFICE/PLAYROOM *** CLOAKROOM *** THREE BEDROOMS *** JACK AND JILL SHOWER ROOM *** LARGE DRESSING ROOM *** EN SUITE TO TWO BEDROOMS *** FAMILY BATHROOM *** POWDER COATED ALUMINIUM FRAME DOUBLE GLAZED WINDOWS THROUGHOUT *** LOCALLY CRAFTED SOLID OAK STORM PORCH *** BATHSTONE HEADS AND CILLS *** LANDSCAPED GARDENS *** REAR 'SLATE' TERRACE WITH A HOT-TUB AREA *** 10 YEAR ARCHITECTS GUARANTEES *** DETACHED GARAGE WITH BI FOLD DOORS, PEDESTRIAN DOOR, ELECTRIC ROLLER DOOR AND SOLAR PANELS TO THE ROOF *** ALLOCATED OFF STREET PARKING FOR TWO VEHICLES *** NO ONWARD CHAIN *** VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE ATTENTION TO DETAIL AND BUILD QUALITY ***

EPC B
COUNCIL TAX BAND C

Entrance Storm Porch

A locally crafted solid oak framed porch with a tiled roof and a lantern light inside.



Entrance Hall

Accessed through a decorative leaded glazed oak wooden door with stairs leading to the first floor landing with a useful understairs storage cupboard. Recessed spotlighting, herringbone Karndean flooring, central heating control panel, glazed wooden doors to the Kitchen/Family Room, Living Room and Office/Playroom and a solid wooden door to through to the Cloakroom.

Cloakroom

Recessed spotlighting, extractor fan, low-level WC, vanity units incorporating a wash hand basin with a chrome mixer tap and herringbone Karndean flooring.

Office/Playroom

A front aspect room with aluminium double glazed windows, recessed spotlighting, underfloor heating, ample power points and a television point.

Living Room

A front aspect room with aluminium double glazed windows, ceiling light, herringbone Karndean flooring, underfloor heating control and telephone point. Wooden glazed bi-folding doors leading through to the Kitchen/Dining/Family Room.



Kitchen/Dining/Family Room

An fantastic rear aspect room with 2 sets of aluminium double glazed bi-folding doors with integrated blinds leading out to the rear terrace, recessed spotlighting and feature hanging lighting over the central island and breakfast bar area. The Kitchen area has been fitted with a comprehensive range of base and eye level units with integrated Neff microwave and a Neff oven with warming drawer, a Neff full height fridge and a Neff full height freezer, integrated wine fridge, integrated dishwasher and an integrated washer/dryer. There is a large 4 ring induction hob with an extractor hood over. The main Kitchen and island has Quartz square edge work surfaces incorporating the breakfast bar area which has seating space for 4-5 people. There is a twin bowl stainless steel sink with a feature swivel mixer tap over. The Kitchen and Dining/Family area is again fitted with herringbone Karndean flooring, TV point, ample power points, lighting dimmer switches and another wall mounted underfloor heating control.



First Floor Landing

With recessed spotlights, loft hatch giving access to roof space, doors to Bedrooms 1, 2, 3, and a door to airing cupboard which has a ceiling light and a radiator.



Main Bedroom

A rear aspect room with aluminium double glazed windows overlooking the rear garden, ceiling light, radiator, television point, ample power points, a door to the En-Suite Shower Room and another digital underfloor heating control for the En-Suite.

En-Suite

A rear aspect room with an obscure double glazed aluminium window, recessed spotlights, extractor fan, tiled flooring, part tiles walls, low level WC, vanity units incorporating a wash hand basin with a chrome mixer tap, powder coated dual fuel wall mounted ladder style radiator and a glazed and tiled shower enclosure with an Aqualisa wall mounted mains shower system over, underfloor heating.

Bedroom 2

A front aspect room with aluminium double glazed windows, ceiling light, radiator, television point, ample power points and a digital underfloor heating control panel for the En-Suite.

En-Suite

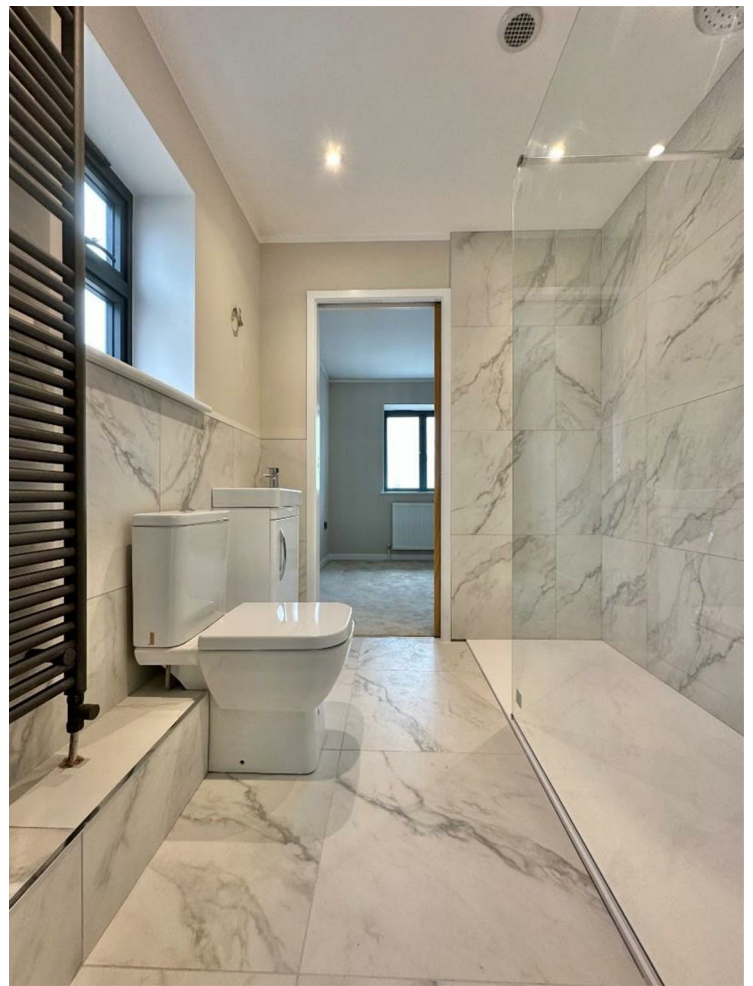
Through a wooden sliding pocket door, a front aspect room with an obscure aluminium double glazed window. Recessed spotlights, extractor fan, tiled flooring, part tiled walls, powder coated dual fuel wall mounted ladder style radiator, low-level WV, vanity units incorporating a wash hand basin with a chrome mixer tap and a glazed and tiled shower enclosure with a wall mounted Aqualisa mains shower system over, underfloor heating.

Bedroom 3

Another rear aspect room with aluminium double glazed windows, ceiling light, radiator, ample power points, television point, digital underfloor heating control panel for the En-Suite shower room.

Jack and Jill En-Suite

A side aspect room with an obscure aluminium double glazed window, recessed spotlighting, porcelain tiles, extractor fan, tiled flooring, part tiled walls, low-level WC, vanity units incorporating a wash hand basin with a chrome mixer tap, heated towel rail and a very large walk-in wet room style shower area with tiled wall, glazed shower screen and wall mounted mains shower system over. The Jack Jill Bathroom has pocket doors to each end of the room giving access to both Bedroom 3 and Bedroom 4 with lockable doors



Dressing Room

A front aspect room with aluminium double glazed windows, ceiling light, radiator, ample power points, television point.



Outside to the Front

There is a small low maintenance garden area with an access to the front door, there is a side shared driveway access leading to the communal parking areas, the Garages and the rear garden.

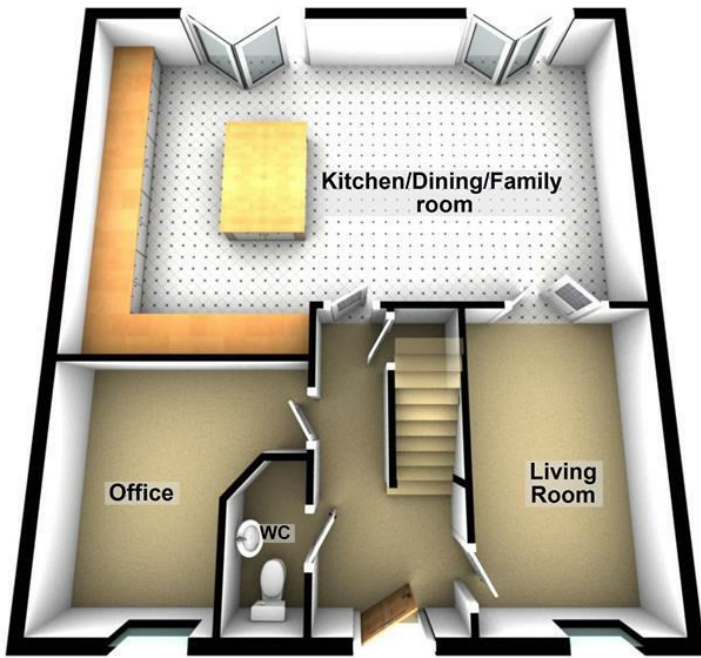
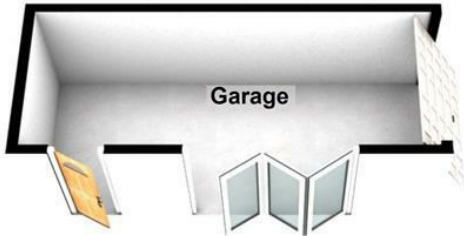
Outside to the Rear

To the immediate rear of the property there is a lovely terrace with an enclosed hot tub/spa area (power in situ), steps up from the terrace to the garden which in turn gives access to the terrace adjoining the garage which is a large garage with a pitched and tiled roof. The roof has solar panels which have inverters in the garage to store power from the solar panels. There is an electric remote controlled security rollover door, external lighting, internal power and lighting, a side pedestrian door and aluminium double glazed bi-folding doors so that the Garage could be used as a home gym, home office, playroom etc. There are 2 parking spaces for this property.

Garage

Ground Floor

Approx. 95.2 sq. metres (1024.6 sq. feet)



First Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



Total area: approx. 163.7 sq. metres (1761.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	