

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Plot 3 Coronation Road, Weston-Super-Mare, BS24 0PG £535,000

\*\*\* 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 \*\*\* EN SUITE AND DRESSING AREA TO THE MAIN \*\*\* FAMILY BATHROOM \*\*\* POWDER COATED ALUMINIUM FRAME DOUBLE GLAZED WINDOWS THROUGHOUT \*\*\* LOCALLY CRAFTED SOLID OAK STORM PORCH \*\*\* BATHSTONE HEADS AND CILLS \*\*\* LANDSCAPED GARDENS \*\*\* 10 YEAR ARCHITECTS GUARANTEES \*\*\* DETACHED GARAGE WITH PEDESTRIAN DOOR, ELECTRIC SECURITY 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 \*\*\*IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS \*\*\* FREEHOLD \*\*\*

EPC B  
COUNCIL TAX BAND



### Entrance Storm Porch

A locally crafted oak framed tiled roof porch with 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, tile effect vinyl 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 tile effect vinyl flooring.



### Office

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, underfloor heating control and telephone point, wooden glazed bi-folding doors leading through to the Kitchen/Dining//Family Room.





### Kitchen/Dining/Family Room

An absolutely 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 Caple (Bradford's) microwave and a Caple oven with warming drawer, a Caple full height fridge and a Caple full height freezer, a built in wine rack, an integrated dishwasher and an integrated washer/dryer. There is a large 4 ring induction hob and extractor hood over. The main Kitchen and island has resin 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 tile effect vinyl flooring, there is a 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 Family Bathroom and a door to airing cupboard which has a ceiling light and a radiator.

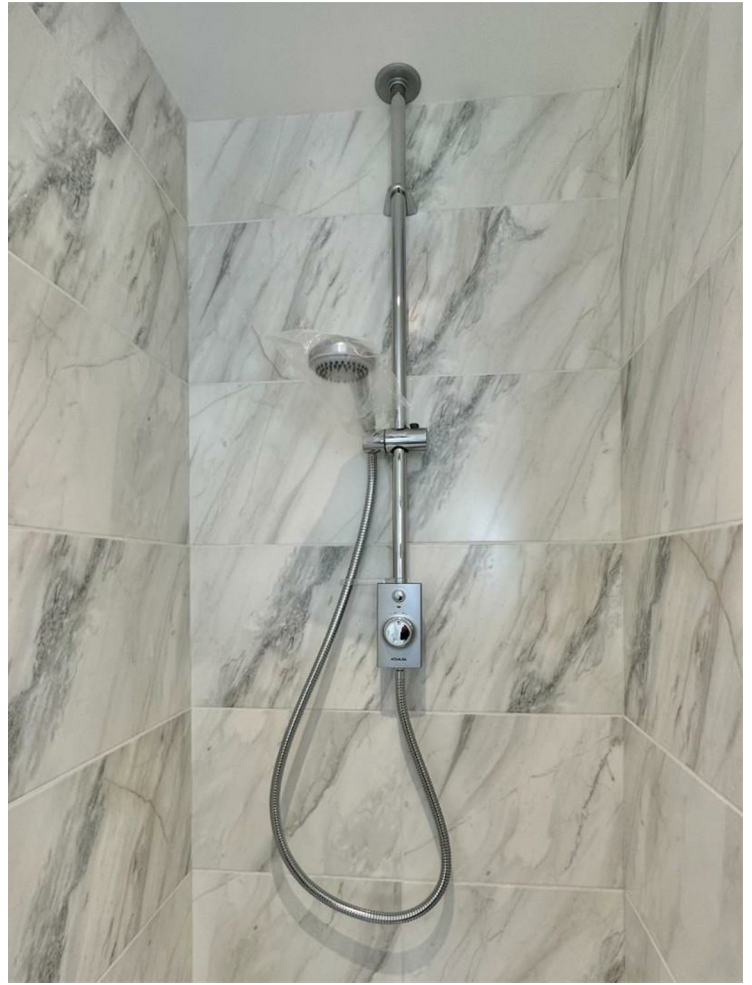


### **Main Bedroom**

A fantastic sized suite with aluminium double glazed windows, ceiling light in the main bedroom area and recessed spotlighting in the dressing area, ample power points, television point and a wooden door through to the En-Suite shower room.

### **En-Suite**

A front aspect room with an obscure aluminium double glazed window, recessed spotlights, extractor fan, wood effect vinyl flooring, chrome heated towel rail, low-level WC, vanity units incorporating a wash hand basin with chrome mixer tap and a large step-in glazed and tiled shower enclosure with a wall mounted mains shower system over.



### **Bedroom 2**

A huge rear aspect room with 2 aluminium double glazed windows overlooking the rear garden with fabulous views of the church, ceiling spotlight, radiator, and ample plug sockets.

### **Bedroom 3**

Another large front aspect room with aluminium double glazed windows, ceiling light, radiator, ample power sockets and a television point.





### Family Bathroom

A lovely light rear aspect room with an obscure aluminium double glazed window, recessed spotlighting, extractor fan, heated towel rail, wood effect vinyl flooring, low-level WC, vanity units incorporating a wash hand basin with a chrome mixer tap, a large detached double ended bath with a chrome mixer tap and handheld shower attachment over and a lovely large -in wet room style shower enclosure with glazed shower screens and tiled walls and a twin point mains shower system over.



### 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.



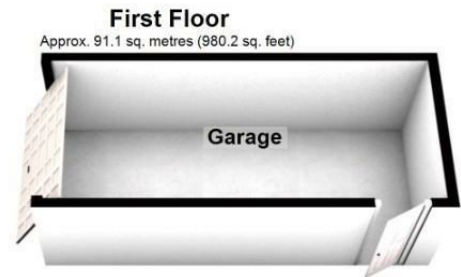
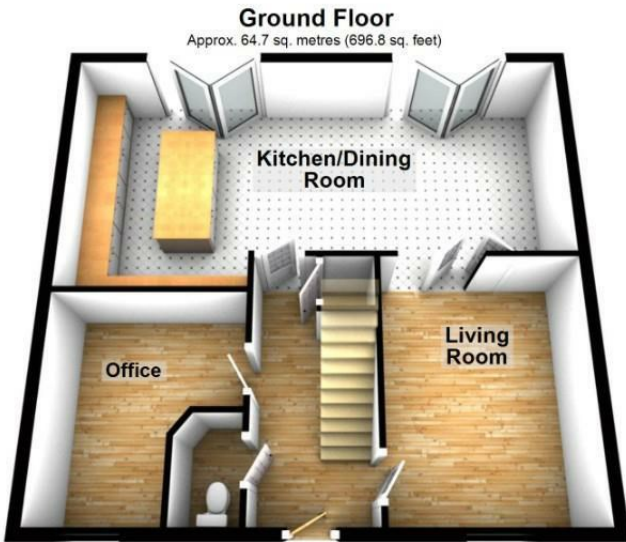
### Outside to the Rear

Beautifully designed, to the immediate rear of the property there is a lovely full width terrace with beautiful curved walls and steps up to a raised garden area which in turn gives access to the terrace of slate paving which leads up to the Garage.

### Garage

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 rollover door, external lighting, internal power and lighting and a side pedestrian door. There are 2 parking spaces for this property.





Total area: approx. 155.8 sq. metres (1677.0 sq. feet)

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

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