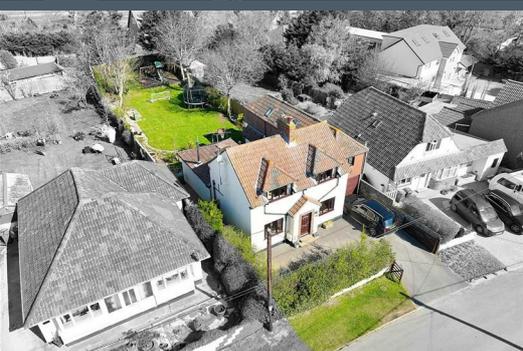


# LAUREL & WYLDE

ESTATE AGENTS



## 4 Court Road, Kewstoke, BS22 9UT £650,000

\*\*\* EXECUTIVE DETACHED FAMILY HOME \*\*\* 2,200 SQ/FT OF SPACE \*\*\* A MINUTES WALK TO THE BEACH / SEA FRONT \*\*\* CAFE'S ALONG THE ROAD \*\*\* WONDERFUL (180FT) FAMILY-SIZE REAR GARDEN WITH HOT TUB \*\*\* PRIORY SCHOOL CATCHMENT \*\*\* 10 MINUTES TO THE M5 J21 \*\*\* LARGE LIVING ROOM \*\*\* DINING ROOM \*\*\* FRONT TO BACK KITCHEN / FAMILY ROOM \*\*\* UTILITY ROOM \*\*\* GYM ROOM \*\*\* CLOAKROOM \*\*\* FOUR BEDROOMS \*\*\* MASTER SUITE WITH DRESSING ROOM AND JACK & JILL BATHROOM \*\*\* LARGE FAMILY SHOWER ROOM \*\*\* INTEGRATED GARAGE \*\*\* DRIVEWAY PARKING FOR THREE CARS \*\*\* IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO \*\*\*

### Entrance Hall

Accessed through a double glazed composite door, with ceiling light, stairs leading to first floor landing, Karndean flooring, doors to the dining room and kitchen/dining/family room, radiator.

### Dining Room

A front aspect room with a UPVC double glazed window, ceiling spotlights, wall lights, radiator, solid oak wooden flooring, ample space for a large dining table and chairs, feature tiled fireplace with an inset living flame gas fireplace, storage area under the stairs, opening into the living room.



### Living Room

A rear and side aspect room with UPVC triple glazed windows and sliding patio doors out to the hot tub area, vaulted ceiling with ceiling spotlights, a UPVC Velux roof light, wall lights, radiator, a feature fireplace with a floor standing cast iron log burner sat on a slate hearth with a reclaimed wooden beam over.





### KitchenDiner

A lovely sized front to back room with UPVC double glazed windows, ceiling spotlights, wood effect Kardean flooring, door through to the gym area. The Kitchen area has been fitted with a range of base and eye level units with granite starlight work surfaces, inset one bowl stainless steel sink, space and gas point for large range cooker, with an extractor hood over, integrated fridge freezer, dishwasher. The dining area has a radiator, feature fireplace with a floor standing log burner, ample space for dining table and chairs.



### Cloakroom

Ceiling light, extractor fan, laminate wooden flooring, low level wc, wash hand basin, radiator.

## Gym

This area is currently being used as a gym but could be used as office/playroom. Has a side aspect UPVC double glazed window, laminate wooden flooring, radiator, ceiling spotlights, doors to Utility room, garage, cloakroom and with stairs leading to the dressing room.



## Secret Back Stair Case

### Utility Room

A side aspect room with a wooden double glazed door leading out to the rear terrace and garden, ceiling spotlights, tiled flooring, radiator, range of base and eye level units with wooden rolled edge work surface, space and plumbing for washing machine, tumble dryer and with a feature tiled dog shower with a mains shower head.



## Landing

A spacious landing area with two rear aspect UPVC double glazed windows, ceiling spotlights, radiator, built in luxury floor to ceiling triple wardrobes. Opening and steps leading into the secondary landing area with intern leads to main bedroom, jack and jill bathroom and bedroom four and doors bedrooms two, three, and family shower room.

## Master Bedroom

with two wooden Velux double glazed roof lights, ceiling light, opening to the dressing room, door to the Jack and Jill bathroom, radiator.



## Dressing Room

A rear aspect room with a UPVC double glazed window overlooking the rear garden, loft hatch giving access to roof space, ceiling spotlights, radiator, door to the staircase which leads to the Utility, this is currently being used as a very useful laundry shoot, and with a range of built in dressing room furniture.

## Jack 'N' Jill Bathroom

With a large wooden double glazed Velux roof light, tiled flooring, chrome heated towel rail, low level WC,

wash hand basin, corner glazed and tiled shower enclosure with a wall mounted overhead and handheld mains shower system, and a lovely oval shaped floor standing bath with chrome mixer tap and hand held shower attachment.



### Bedroom Three

A lovely light and airy front aspect room with a UPVC double glazed window providing amazing views towards Weston and out towards the Sea, ceiling light, radiator.



### Bedroom Four

A lovely light and airy front aspect room with a UPVC double glazed window providing stunning views towards Weston, ceiling light, radiator.

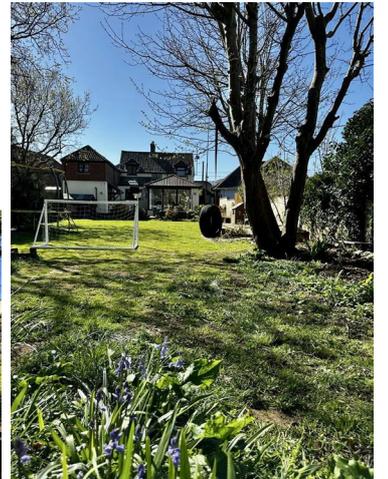
### Bedroom two

A lovely light and airy front aspect room with a UPVC double glazed window providing amazing views towards Weston and out towards the Sea, ceiling light, radiator.



**Family Shower room**

A fully tiled rear aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, tiled flooring, chrome heated towel rail, low level wc, wash hand basin, large glazed and tiled shower enclosure with a wall mounted overhead and handheld shower system.



**Rear Garden**

A patio/paved terrace and alfresco dining area, currently housing the log fired hot tub, ample space for a range outdoor furniture, two brick built flower and shrub beds. The main garden is of a good size and complements the living space, with adventure playground style area towards the back, large timber shed, a secondary raised terrace on the left hand side. Main garden is laid to lawn with flower shrub borders throughout.





### Plot and Location



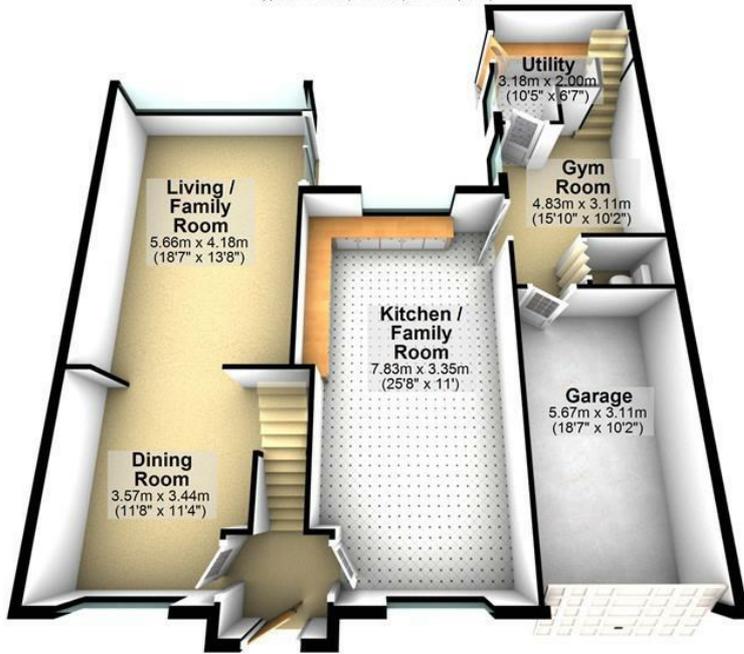
### Garage

Of a good size, power and lighting, electric roll over door.

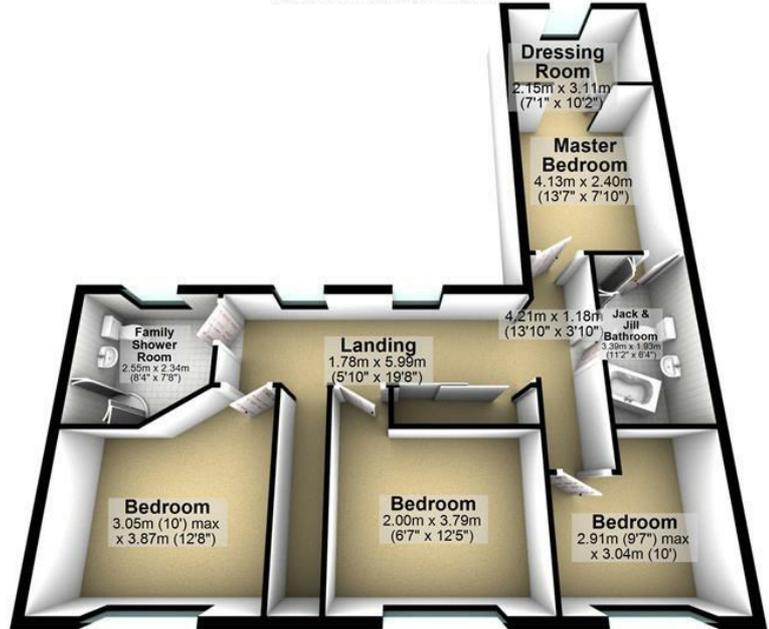
### Front

A tarmac driveway providing parking for at least three cars, driveway leading up to the garage.

**Ground Floor**  
Approx. 117.5 sq. metres (1264.5 sq. feet)



**First Floor**  
Approx. 90.8 sq. metres (977.2 sq. feet)



Total area: approx. 208.3 sq. metres (2241.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	