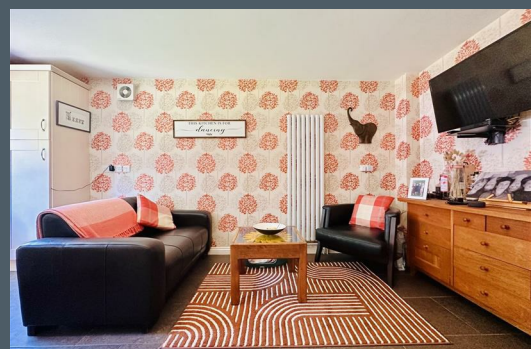


# LAUREL & WYLDE

E S T A T E   A G E N T S

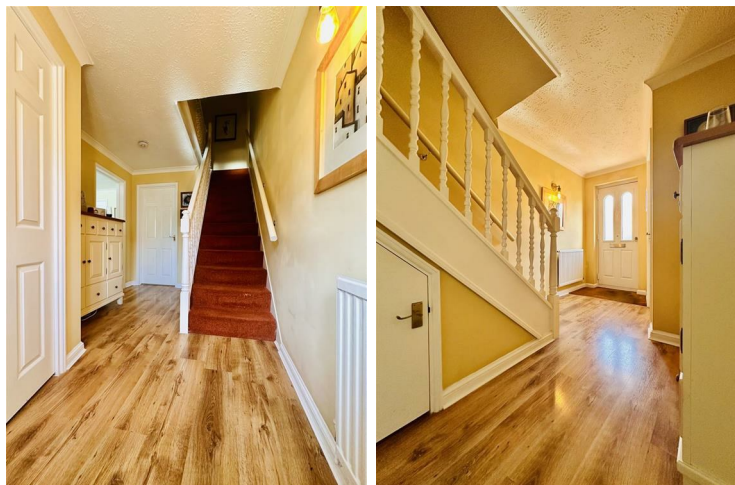


**38 Parklands Avenue, Weston-Super-Mare, BS22 7PZ**  
**£485,000**

\*\*\* LARGELY EXTENDED, DETACHED FAMILY HOME \*\*\* GARAGE EXTENDED BY TWO FEET TO MAKE THE EXTENSION CONSIDERABLY BIGGER \*\*\* 5 BEDROOMS & THREE BATHROOMS \*\*\* LIVING ROOM \*\*\* DINING ROOM \*\*\* LARGE KITCHEN / FAMILY ROOM \*\*\* CONSERVATORY \*\*\* CLOAKROOM \*\*\* 9FT X 10FT+ GARAGE \*\*\* OFF STREET PARKING \*\*\* SIZEABLE REAR GARDEN \*\*\* VENDORS SUITED WITH A PROPERTY TO PURCHASE \*\*\*

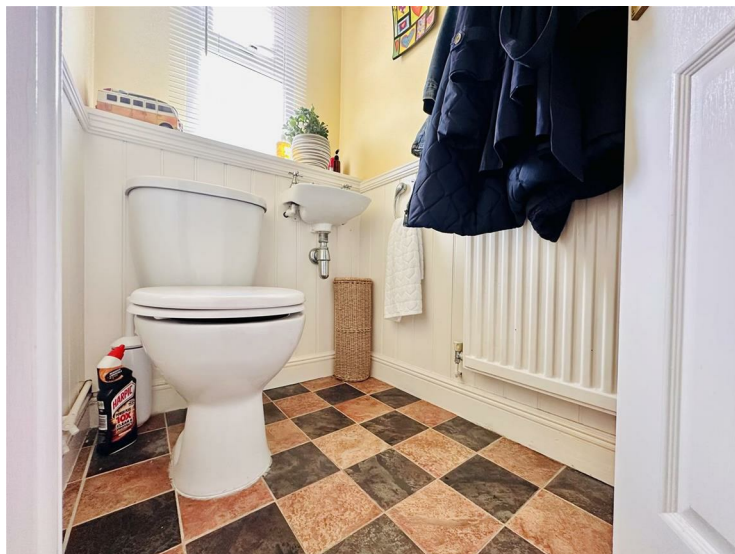
### Entrance Hall

Accessed through an obscure double glazed composite door, two wall lights, stairs leading to first floor landing with useful understairs storage, radiator, laminate wooden flooring, doors to the living room, kitchen/dining room and cloakroom.



### Cloakroom

A front aspect room with an obscure UPVC double glazed window, ceiling light, tiled effect vinyl flooring, radiator, low level wc, corner wash hand basin with twin taps.



### Living Room

A good sized front aspect room with a Bay UPVC double glazed window, wall light points, radiator, door to the dining room, feature fire place with granite surround hearth, floor standing gas fire.



### Kitchen

A fabulous sized rear aspect room with UPVC double glazed windows and door leading out to the rear garden, previously two rooms but now one open plan space, with four ceiling lights, tiled flooring, radiator and a feature vertical radiator, doors to the garage and dining room. Kitchen has been fitted with a comprehensive range of base and eye level units with granite rolled edge work surfaces, inset one and half bowl sink, detached central breakfast bar island with seating for two people, a large gas five ring hob, stainless steel double oven, dishwasher, space for a large American style fridge freezer.





### Dining Room

A rear aspect room with double glazed sliding patio doors leading into the conservatory, two wall light points, radiator, laminate wooden flooring, ample space for dining table and chairs.



### Conservatory

A brick built UPVC construction, pitched polycarbonate roof, ceiling spotlights, tiled flooring.



### First Floor Landing

A spacious gallery landing area, with a seating space, ceiling light, doors to bedrooms one, two, three, four, five and family shower room and bathroom, and airing cupboard.



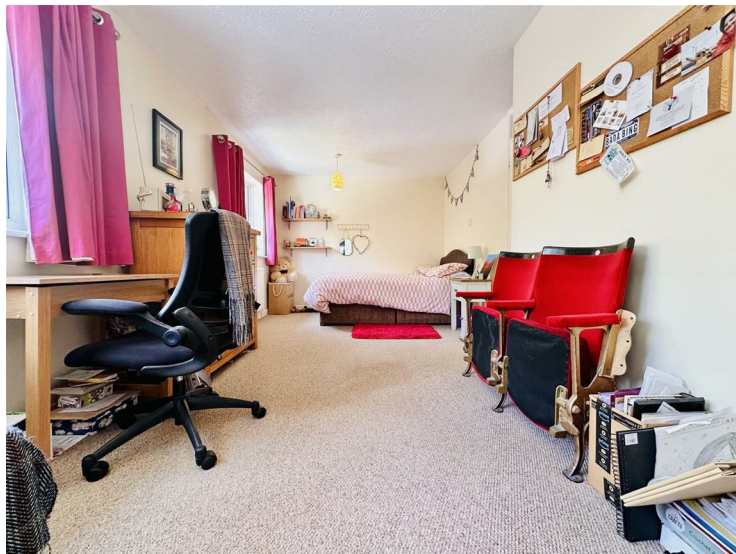
### Main Bedroom

A front aspect room with a large UPVC bay window, ceiling light, radiator, built in wardrobes and door into en-suite shower room.



### Bedroom Two

Previously two bedrooms but now one large one, rear aspect room with two UPVC double glazed windows, ceiling lights, two radiators, built in wardrobes.



### En-Suite

A good sized side aspect room with an obscure UPVC double glazed window, ceiling light, radiator, low level wc, wash hand basin, glazed and tiled shower area with an area ready for a shower to be installed.



### Bedroom Three

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



#### Bedroom Four

A front aspect room with a UPVC double glazed window, ceiling light, radiator and a built in wardrobe.



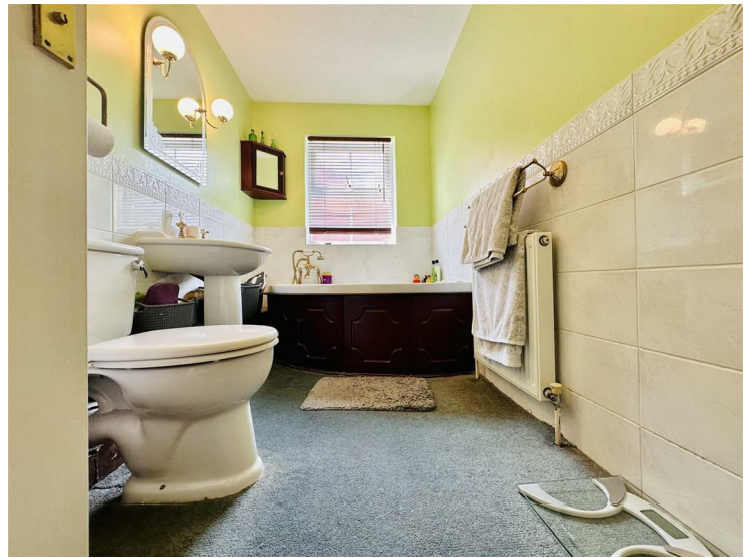
#### Bedroom Five

A front aspect room with a UPVC double glazed window, ceiling light, radiator.



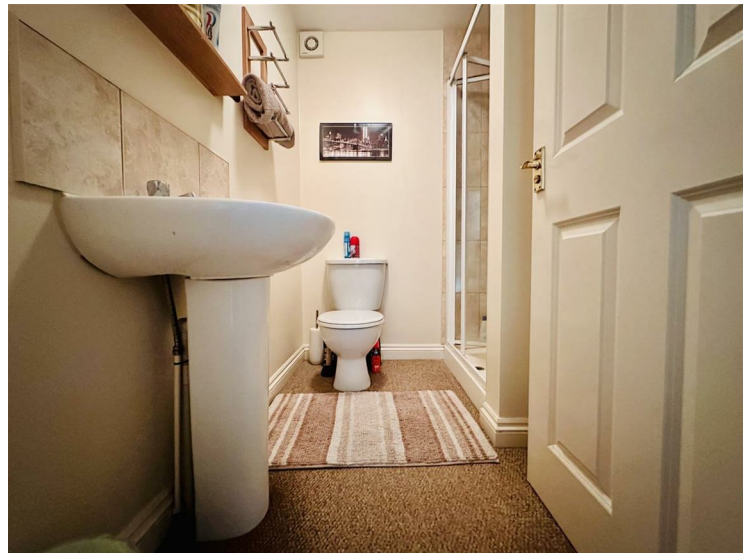
#### Family Bathroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, loft hatch giving access to roof space, radiator, low level WC, wash hand basin, large corner panel enclosed jacuzzi style bath, with mixer tap and hand held shower attachment over.



#### Shower Room

Ceiling light, extractor, low level wc, wash hand basin, glazed and tiled shower enclosure with a wall mounted electric shower system.



#### Front

There is a small garden area, block paved driveway proving parking for two cars, leading up to the garage and is of a good sized and has been widened from the original size, with an up and over door with power and lighting.

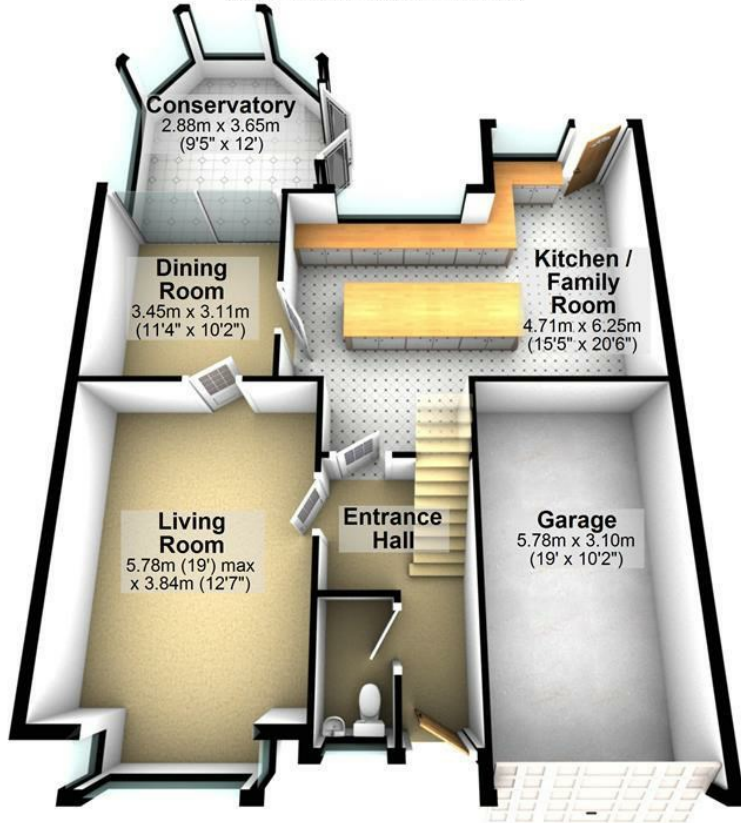
#### Rear

Fully enclosed to all sides with panel wooden fencing, patio/paved terrace to immediate rear, crazy pave walkway to a secondary patio area, majority of garden laid to lawn. Side access to the property and outside tap.



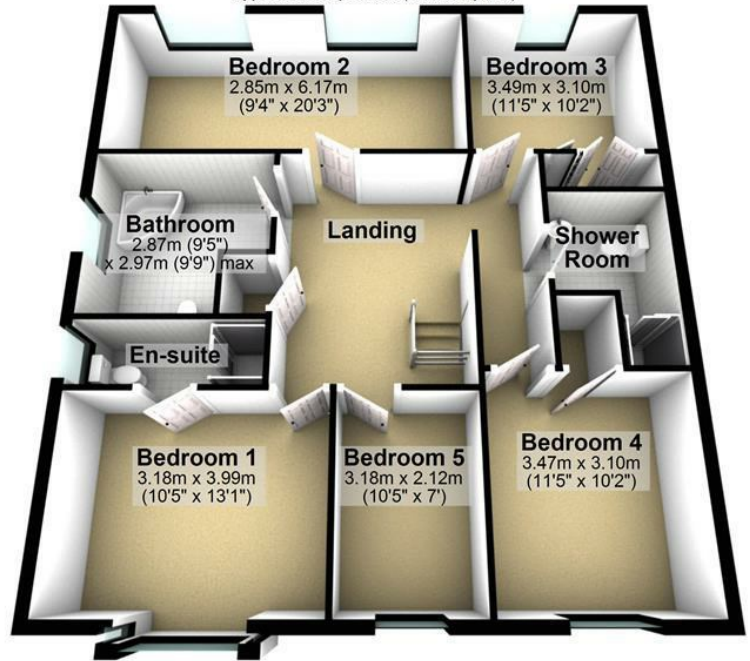
## Ground Floor

Approx. 103.5 sq. metres (1114.5 sq. feet)



## First Floor

Approx. 96.6 sq. metres (1040.2 sq. feet)



Total area: approx. 200.2 sq. metres (2154.7 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 |           |

| 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 |           |