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SANDCROFT AVENUE, UPHILL, NORTH SOMERSET. BS23 4SS



£595,000 FREEHOLD

Passionate about Property

Opulent three bedroom detached 1930's home, which has been dramatically improved and extended by the current owners. This stunning contemporary home provides spacious and beautifully finished accommodation, with notable features that include the open plan kitchen / family room to the rear, luxurious bathroom suite, landscaped South-facing rear garden and the home office / studio. Call now to arrange a viewing!

Location

The property is situated within the sought after village of Uphill approximately 2 miles away from Weston-super-Mare town centre, which offers a comprehensive range of shopping and leisure facilities. There is access onto the beach at Uphill for the keen walker and Weston's popular links golf course is close by. There is a general store within the village of Uphill and a range of schools for all ages in the local area. For the commuter there is a mainline railway connection at Weston-super-Mare, with direct links to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is at Junction 21 (St.Georges)

Directions

With Weston Hospital on your right, proceed to the next roundabout and take the second exit onto Uphill Road South. Sandcroft Avenue will then shortly be found on your left-hand side. Take this turning, and the property is on the left-hand side of the road.

Agents Note:

The property has been finished throughout with Farrow & Ball paint.



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Entrance Hall

Bespoke solid wood front door with decorative glazed leaded light panel inset. Radiator. Herringbone parquet flooring. Carpeted stairs with under-stairs cupboard. Separate coats cupboard. Doors to:

Downstairs W.C

Upvc double glazed window to side. WC.

Living Room

Upvc double glazed bay window to front. Herringbone parquet flooring. Spotlights. Two radiators.

Open Plan Kitchen / Family Room

An exceptional, contemporary living space that is a credit to the current owners. An extensive range of triple aspect Upvc double glazed windows and French doors allow a large degree of natural light, due to the South-facing aspect at the rear.

Impeccably finished with a bespoke kitchen with quartz work-surfaces, central island, plantation shutters, large porcelain floor tiles, spotlights and a log burner for those cosy winter nights!





First Floor Landing

Carpeted flooring, upvc double glazed window to side. Doors to:

Bedroom 1

Upvc double glazed windows to front. Radiator. Range of built-in double wardrobes. Carpeted flooring. Spotlights.

Bedroom 2

Upvc double glazed window to the rear, providing a view of the hillside leading to the local church. Radiator. Range of built-in double wardrobes. Spotlights.

Bedroom 3

Upvc double glazed window to front. Radiator. Carpeted flooring.

Bathroom

Luxurious four piece suite finished to include a large walk-in shower cubicle, separate bath, WC and floating vanity unit with wash basin over. Tiled walls and flooring. Heated towel radiator. Two Upvc double glazed windows with plantation shutters.





Home Office / Studio

Situated in the rear garden, this stunning home office/studio has been built to a high standard, and finished with a large lantern skylight, spotlights, porcelain tiled flooring, a log burner and bi-folding doors to the rear garden.

Front Garden & Driveway

Landscaped parking area to front, beyond the dwarf wall and gate post border. Parking available for several vehicles. EV charging point. Access to garage and rear garden.

Rear Garden


Stunning contemporary South-facing rear garden, where an immaculately tiled stone terrace meets pretty planted and raised borders, as well as an area of artificial lawn. Bi-folding doors lead to the Home Office / Studio, built on to the rear of the garage.

Material Information

Awaiting vendor comment.



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract