



100 Kewstoke Road, Kewstoke, Weston-super-Mare, BS22 9YL

£700,000

- Beautifully Presented Detached Home with Fantastic Views
- Open Plan Lounge/Dining/Kitchen plus Utility Area
- EPC D
- Four Bedrooms, Two with Ensuite
- Quad Garage and Parking for Several Cars
- Sits in One and a Half Acre Plot
- Barn and Further Garden Area

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Rachel J Homes is thrilled to market this individual detached residence which sits in one and a half acres in the popular area of Kewstoke. This is a fantastic home that offers versatility, and plenty of room for your growing family. A charming home with lots of entertaining space both inside and out along with fantastic far reaching views of the sea, land and estuary. The beautifully presented accommodation, which offers upside down living, briefly comprises of Entrance Hall, Three Bedrooms, Ensuite to Master, Snug and Family Bathroom. on the ground floor, steps to the first floor lead you to the large open plan living/diner/kitchen, utility, Further Bedroom with Ensuite, Separate WC, Front and Rear Gardens, a quad garage that is double skinned and so ready for conversion. The present owners have already converted the back part of the garage into an office/hobby room. There is also an outside covered seating area and a barn area that would give an excellent opportunity to convert to a second dwelling, (subject to any planning permissions required). Added benefits of this superb home include double glazing, oil fired central heating and for those who enjoy wildlife, deer, badgers, foxes, sparrowhawk, buzzard, owls, visit almost daily. There are several birds nests around the plot and in the barn. Due to it's unusual layout I cannot recommend enough the importance of an internal viewing to fully appreciate this wonderful home. Accompanied viewings only call now to view.



Council Tax Band: F



Front Garden and Driveway

Double wooden gates with tarmac driveway leading to parking area for several vehicles, outside dining area, barn area.

Main Entrance Hall

20'11" x 6'9" (6.40 x 2.06)

UPVC double glazed door and side panel to rear, four wall light points, built-in bookcase, radiator, doors off

Master Bedroom

15'10" x 11'1" (4.83 x 3.40)

UPVC window to side, radiator, three wall light points, double built in wardrobe, T.V point, door to

En-suite

Double size shower cubicle, low level W/C and wash hand basin set into vanity unit, heated towel rail, fully tiled walls, extractor fan.

Bedroom Two

15'3" x 11'3" (4.67 x 3.43)

Two UPVC windows to front, UPVC French Doors to rear, radiator, T.V point, cupboard housing fuse box.

Bedroom Four

11'6" x 9'4" (3.53 x 2.87)

UPVC double glazed window to front and side, T.V point, radiator, archway to

Snug/Office

12'7" x 11'3" (3.86 x 3.45)

UPVC double glazed window to front, exposed stone wall feature fireplace with wood burner and slate hearth, wooden beam, radiator, dado rail, T.V point, three wall lights

Bathroom

10'9" x 7'3" (3.28 x 2.21)

White suite comprises of oval free standing bath with mixer taps, low level W/C

and wash hand basin set into vanity unit, inset spotlights, door to:-

Boiler cupboard - Housing combi boiler for domestic hot water and oil fired heating, wall mounted cupboard, shelves, tiled floor, inset spotlights.

Inner Hallway

UPVC door to front, phone point, stairs to first floor, doors off

Stairs to first floor landing

Large storage cupboard, further double storage cupboard with power and phone point.

Open Plan Living Area - Lounge

18'9" x 16'7" (5.74 x 5.08)

Two UPVC windows to the front with open views towards Sand Bay and Clevedon,, two UPVC windows to the rear, two radiators, feature fireplace, T.V point, phone point,

Dining Area

17'10" x 13'10" (5.46 x 4.24)

UPVC bi-fold double glazed French doors to side, radiator, two UPVC double glazed windows to rear, laminate flooring.

Kitchen

19'1" at widest x 11'10" (5.84 at widest x 3.63)

Dual aspect UPVC double glazed windows to rear and side, high gloss cream wall and floor units with work surfaces over, island with cupboards under and two inset sinks with mixer tap, integral dishwasher, space for large fridge and large freezer, electric range cooker, breakfast bar island with cupboards and drawers under, radiator, tiled floor, archway to;

Utility

8'5" x 4'7" (2.57 x 1.42)

Double and single floor units with work surface over, one and half bowl stainless steel sink unit with mixer taps, plumbing for automatic washing machine, space for tumble dryer, tiled floor.

Bedroom Three

12'9" at widest by 11'1" (3.91 at widest by 3.38)

Dual aspect UPVC double glazed windows to two front and side, two wall light points, radiator, T.V point, laminate flooring.

En-Suite

UPVC double glazed window to front, white suite comprises of tiled shower cubicle low level W/C and wash hand basin set into vanity unit, built in storage cupboard, part tiled walls.

Cloakroom

Low level W/C and wash hand basin set into vanity unit, extractor fan.

Front Garden

Facing west, enclosed by mature shrubs, hedges and trees, mainly laid to lawn, retaining wall area laid to chippings, patio area, patio paved pathway to the front, private and enjoying lovely views.

Rear Garden

Enclosed by stone walling, laid to decking providing privacy and seating area.

Quad Garage (annex potential)

Double skinned, new pitched roof, electric up and over door, power and light.

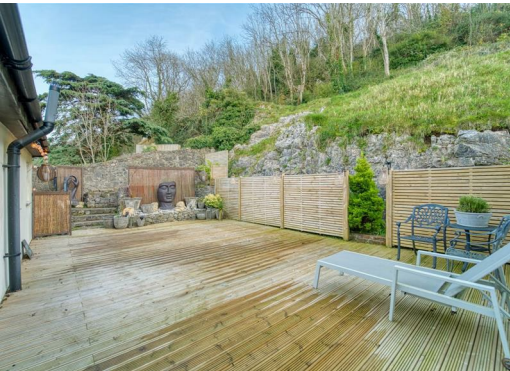
Outside Entertaining Area

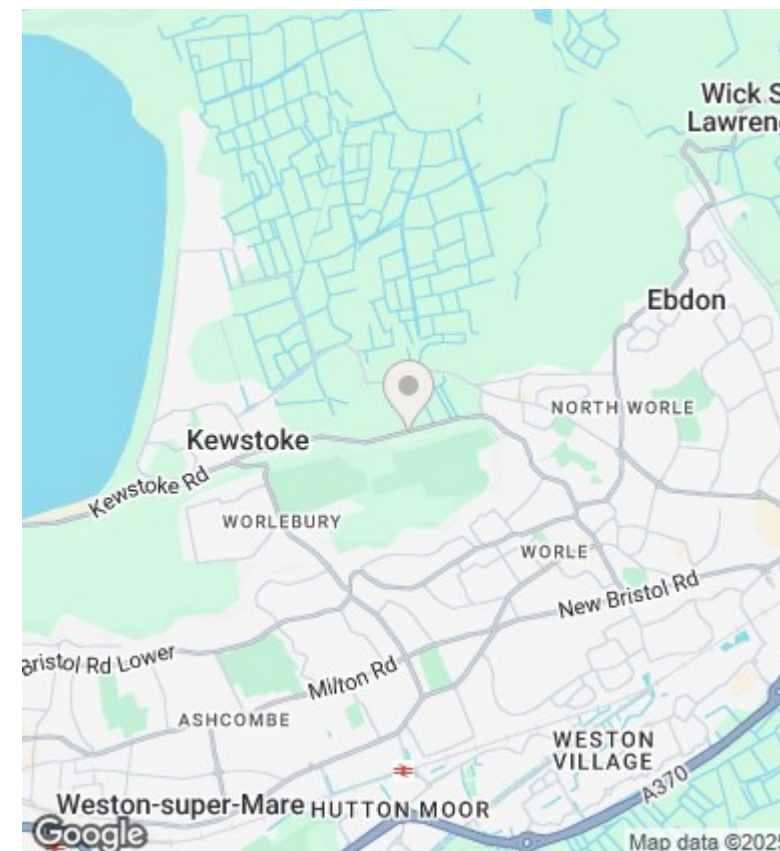
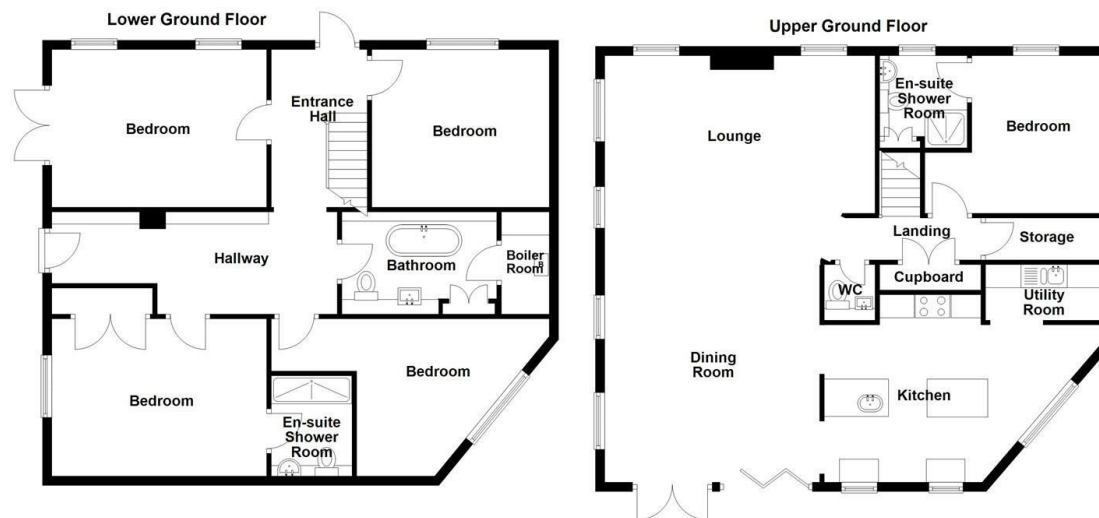
Tiled roof, ceiling heaters, light and power

Barn

With further area of land, insulated office area with power, water and sewage.







Directions

Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC