



8 MEADOW DRIVE,
WESTON-IN-GORDANO, BS20 8PS

**GOODMAN
& LILLEY**







8 MEADOW DRIVE

WESTON-IN-GORDANO BS20 8PS

GUIDE PRICE

£665,000

A delightful extended double fronted detached four bedroom bungalow (1,815 sq ft) sitting on a superb level plot with well maintained attractive gardens & occupying a delightful village position within the highly acclaimed Gordano Valley.

This spacious detached bungalow forms a part of a small cul-de-sac on the fringe of Weston in Gordano, situated between Portishead & Clevedon. In recent years, the bungalow has been extended greatly updated & completed with extensive landscaping to the gardens. The accommodation offers a flexible layout including four bedrooms, sitting room, dining room, kitchen with appliances, bathroom & an en-suite to the master bedroom. Throughout, the property is meticulously presented, double glazed & gas centrally heated.

Weston in Gordano is a village and civil parish in North Somerset, England. It is situated in the middle of the Gordano Valley on the north side, on the road between Clevedon and Portishead. The parish has a population of approximately 300. It is the largest village in Gordano Valley, with a public house, the 18th century White Hart Pub. There are two nearby nature reserves, both owned and managed by the Avon Wildlife Trust. Weston Big Wood is 38 hectares of ancient woodland, and Weston Moor is 59 hectares of wet grassland. Weston Big Wood falls within a wider biological Site of Special Scientific Interest. The wood itself dates at least from Iron Age times, with some evidence that there has been woodland here since trees began to re-colonise after the last Ice Age some 10,000 years ago. The parish is served by a wide range of amenities found at both Portishead and Clevedon, for example there is a selection of supermarkets including Waitrose of Portishead, whilst Tesco, Asda and Morrisons can all be found in Clevedon.

Accommodation Comprising:-

Entrance

Double glazed entrance door in to:

Entrance Lobby

Tiled floor, glazed door leading to:

Entrance Hall

Radiator, telephone point.

Sitting Room

17 x 16'9

A bright & airy room with large double glazed window overlooking the expansive rear garden. Door providing access on to the garden, fireplace with polished stone surround & hearth housing Real Flame fitted coal effect gas fire. Two radiators, tv point & telephone point.

Kitchen

10'7 x 10'4

Fitted with an array of oak fronted wall and base units with granite work surfaces and tiled surrounds, inset one and a half bowl single drainer stainless steel sink unit with integrated waster disposal unit, appliances including ceramic hob, built in double oven, concealed extractor hood, concealed work surface lighting, plumbing for automatic washing machine, ceramic tiled floor, pvc double glazed window with outlook to front, cupboard housing wall mounted gas boiler.

Side Lobby

Double glazed door, providing access to front

driveway, tiled flooring, glazed door providing access to:

Dining Room

14'4 x 13'10

Timber effect wooden flooring, radiator, tv point, half double glazed door providing access to side path, glazed doors with matching side screens leading to:

Conservatory

14'6 x 13'3

Half double glazes surrounds, tiled flooring, french doors leading to rear gardens.

Study / Bedroom 4

18'2 x 7'2

Double glazed bay window to front aspect, further double glazed window to side aspect, radiator, TV point, power points.

Master Bedroom

13'2 x 11'8

Double glazed window to front aspect, radiator, telephone point & power points.

En-suite Shower Room

Walk in shower cubicle with curved sliding doors, matching side screens, wash basin with built in cupboards underneath, low level wc, fully tiled surrounds, tiled flooring, double glazed window, radiator.

Bedroom 2

11'9 x 10

Built in wardrobe, double glazed window, radiator & power points.

Bedroom 3

9'0 x 8'5

Built in wardrobe, double glazed window, telephone point, radiator & power points.

Family Bathroom

Paneled bath with shower attachment over, pedestal wash hand basin, lower level wc, fully tiled walls, tiled flooring, heated towel rail, inset spotlighting, extractor fan.

Front Garden

Beautifully tended garden of laid lawn, with thickly vegetated shrub & flower borders, a paved path provides access to both front & side doors.

Parking

Brick paved twin driveway to either side of the property.

Intergrated Spacious Garage

24'0 x 9'0

A metal up & over door provides access to the front, light & power, double doors leading through to rear gardens.

Rear Gardens

Wonderfully manicured landscape garden, enclosed by panel fencing with sweeping lawn, bound by an

array of patio & paths interspersed with a variety of shrub & flowers. To the foot of the garden there are two tool sheds - one with light & power. The garden also provides an outside water tap & a further screened patio area with outside lighting.



- Detached Bungalow
- Single Garage

- Extended Accommodation
- Twin Driveway

- Four Good Sized Bedrooms
- Large Level Plot



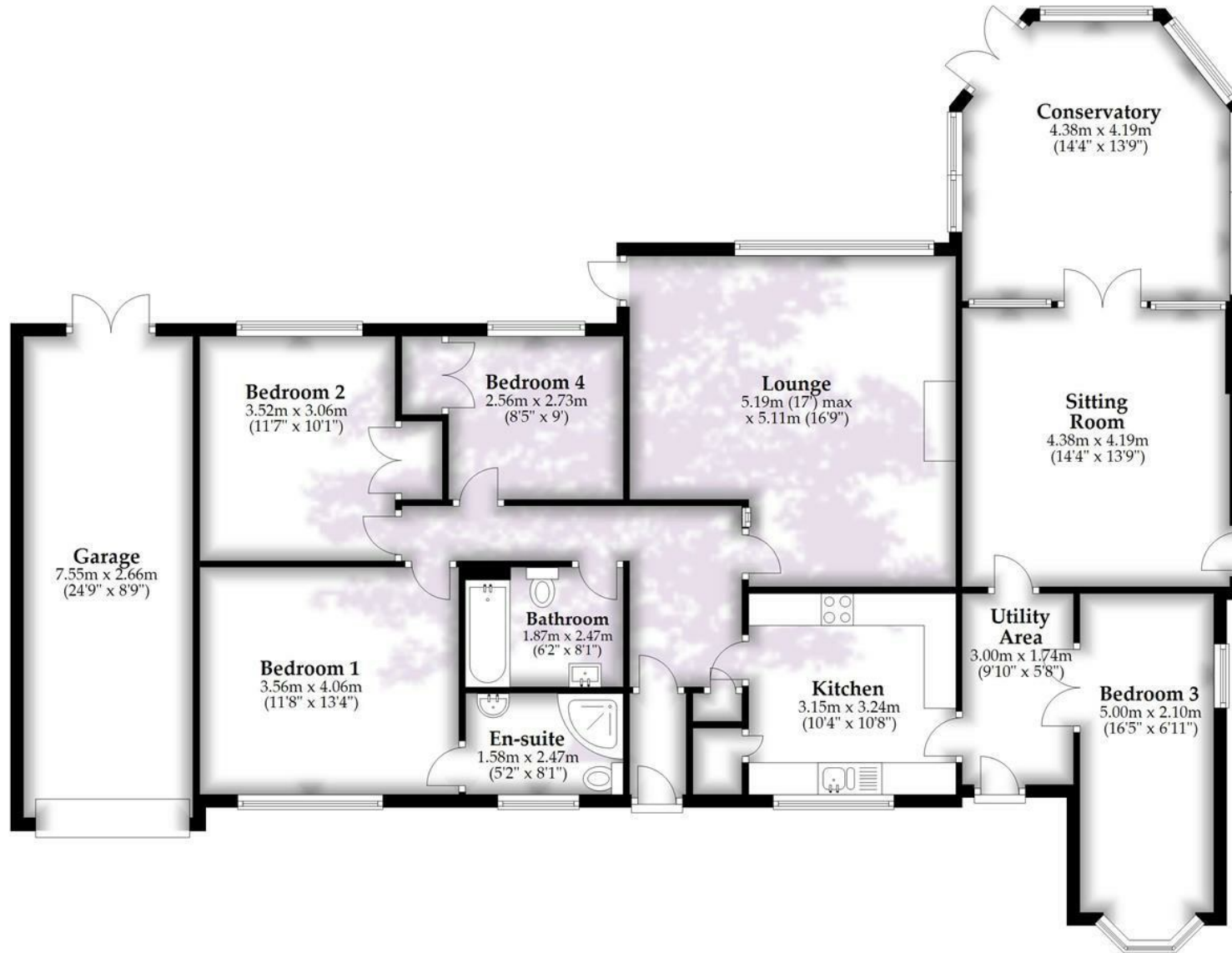


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Ground Floor

Approx. 165.1 sq. metres (1776.7 sq. feet)



Total area: approx. 165.1 sq. metres (1776.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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