



Griffen Road, Weston Village

£240,000

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3 Griffen Road, Weston Village, Weston-Super-Mare, BS24 7HG.

Overview

- Built by well respected developer - Redrow Homes
- Great design with plenty of space for families
- Extra-tall ceilings to top floor
- South/West Facing rear garden
- Garage and parking space
- Smart Refitted Kitchen/Dining Room
- Low running costs - good energy rating
- Great value for money



Great for commuters

Pleasing layout & generous room sizes

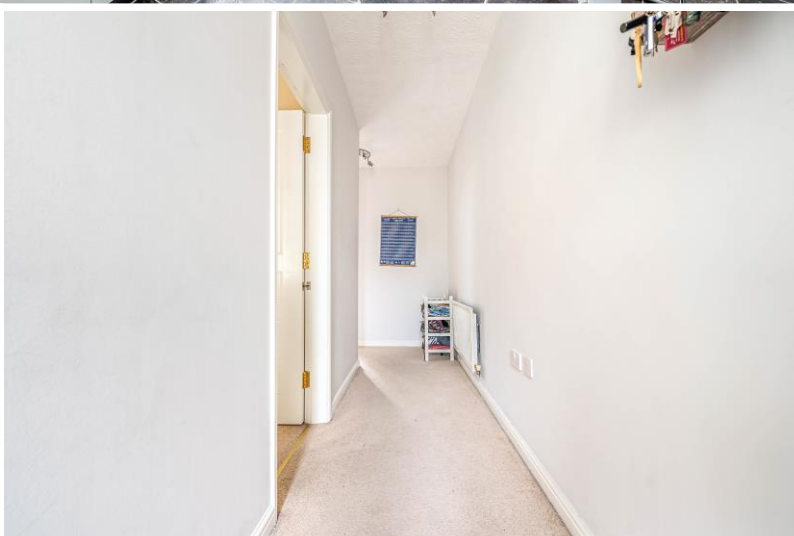
Good energy rating = lower running costs

Plenty of space for families in this roomy 5 bedroom town house built by highly regarded developer Redrow Homes. The house occupies a great position in the Weston Village development overlooking a green/play area. The accommodation is very well presented and the property benefits from a refitted Kitchen/Dining Room to the ground floor. The layout is both generous and well designed and a notable feature are the extra-tall ceilings on the top floor which adds to the feeling of overall space. As is the case with many town houses, the space on offer is superb and this can only be appreciated by viewing. The house benefits from a South/West facing rear garden which is both well screened and private.



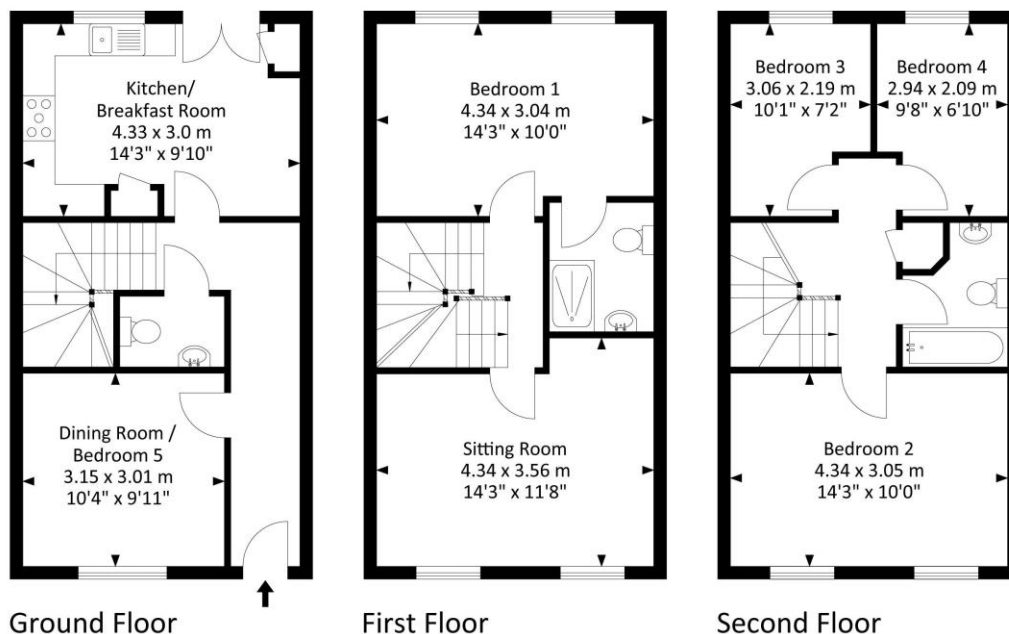
Property Checklist

Entrance Hall
 Cloakroom
 Bedroom 5/Dining
 Room/Office/Snug
 Kitchen/Dining Room
 Sitting Room
 Master Bedroom with
 En Suite Shower Room
 3 further bedrooms
 Family Bathroom
 Gas central heating
 Double glazing
 South/West Garden
 Garage
 Parking Space



3 Griffen Road, Weston Super Mare

Approx. Gross Internal Area
1185.0 Sq.Ft - 110.09 Sq.M

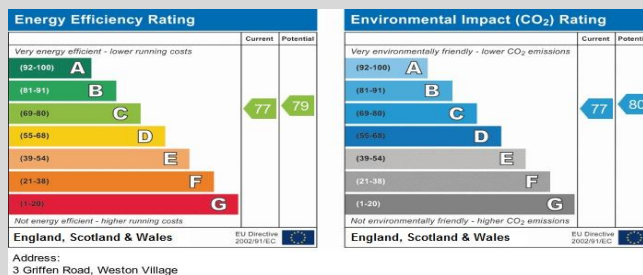


For illustrative purposes only. Not to scale.

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.

Double glazed door enters into a bright 'L' shaped Entrance Hall with balustrade staircase ascending to the first floor accommodation. Useful downstairs Cloakroom. Good size room to the front which can be used as a bedroom/dining room or office. Impressive Kitchen/Dining Room which spans the rear of the property which has been refitted with a smart range of white high gloss floor and wall units with roll edge worksurfaces over and tiling to splashbacks. Inset stainless steel sink with mixer taps, integrated AEG dishwasher, Belling range type cooker with extractor over, cupboard housing the plumbing for washing machine and space for tumble drier, built in microwave, integrated fridge/freezer, wall mounted boiler serving the central heating and hot water plus French doors to garden. First Floor - to the front there is a bright Sitting Room which has 2 windows to the front which overlook the green/play area. The master suite occupies the remainder of the first floor and has a generous bedroom, again spanning the width of the house plus a smart En Suite Shower Room which comprises: shower cubicle with thermostatically mixer shower over, pedestal wash hand basin, low level wc and heated towel rail. Second Floor - a lovely feature of this floor is the ceiling height - which are much taller than average. This provides an extra feeling of space. There are 3 bedrooms on this level - a large double to the front which spans the width of the house plus

2 single rooms to the rear. A Family Bathroom completes the accommodation, comprising: panelled bath with mixer shower and folding screen to side, pedestal wash hand basin, low level wc, generously tiled walls and heated towel rail. Outside - small front garden enclosed by metal railings and gate. Rear Garden - a sunny South/West facing garden which has been designed to provide easy maintenance. Area of paved patio leading to main area of garden which is laid to stone chippings with raised planters around it. These are enclosed by timber sleepers. The garden is completely enclosed by fencing with a gate leading to the GARAGE & SEPARATE PARKING SPACE. The garage has an up & over door plus useful loft storage space.



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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.