



44 BRISTOL ROAD LOWER

Weston-Super-Mare, BS23 2PS

Price £635,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

We are delighted to offer for sale, a truly magnificent and exclusive 1870 built residence that is brought to the market in fantastic condition throughout. Standing proudly on Weston's hilltop, this four-bedroom, semi-detached house occupies a secure plot offering a unique view over Weston's beach front and far beyond. The ground floor boasts in brief, entrance vestibule, hallway with feature staircase, large sitting room with terrace, dining room, study/reception room and kitchen/breakfast room. The first floor enjoys four double bedrooms including the master with a simply stunning en-suite and walk-in wardrobe that was custom build by 'Neville Johnson'. The basement benefits a generous study/optional additional bedroom, hall/store room and utility room. Externally the home benefits from a drive, private front garden, rear level garden and viewing decks. Situated only a 7-minute walk to Weston Sea front, this property is ideally positioned for easy access to local shops, bars, restaurants, cafes, transport links and other amenities. While being updated throughout to a high standard, the current owners have done a wonderful job in restoring and retaining many of the original, timeless features and characteristics from the period of when the home was constructed.

Situation

Local Authority

North Somerset Council Tax Band: G

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Entrance Vestibule

Updated Solid Oak front door with draft proof seals opens into the entrance vestibule. sash window to side, tiled flooring and large door opening into;

Hallway

Feature staircase leading up to the first floor landing, cast iron radiator, original hardwood flooring. and doors to;

Downstairs Cloakroom

White suite comprising low level WC and hand wash basin with taps over and tiled surround, cast iron radiator and original hardwood flooring.

Sitting Room

25'5" × 14'0" (7.75 × 4.27 (7.74 × 4.26))

An impressive reception room with a large sash bay window to rear with views across Weston and the rear garden, double doors opening to the terrace with sash windows to front and rear, feature gas fireplace with beautiful mantelpiece surround, television points, cast iron radiator and original hardwood flooring.

Sitting Room Terrace

Decked terrace with far reaching views across Weston, perfect to entertain in the evening or to relax.

Dining Room

17'8" × 13'0" (5.38 × 3.96)

Another generous room, the dining room has ample space for the largest of dining furniture, large sash bay window to front, feature gas fireplace with surround, television point and original hardwood flooring.

Kitchen/Breakfast Room

17'10" × 10'3" (5.44 × 3.12)

The kitchen is fitted with a range of matching eye and base level units with

worktop space over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, integrated fridge/freezer and dishwasher, gas range cooker with tiled surround and extractor over, tiled flooring and down lights, rear door opening to the kitchen terrace and door with steps down to the basement.

Kitchen Terrace

Decked terrace with artificial grass, an ideal barbeque area, decked steps leading down the garden.

Study/Reception Room

12'2" × 9'1" (3.71 × 2.77)

Sash window to front, radiator and television point.

Split Level First Floor Landing

Ceiling window allowing natural light from a skylight in the roof, storage cupboard with fixed ladder leading to the loft and door to master bedroom walk-in wardrobe and door to;

Bedroom Four

12'4" × 10'7" (3.76 × 3.23)

Sash window to front, original feature fireplace and hardwood flooring.

First Floor Landing

Cast iron radiator, high internal window creating natural light from the bathroom and doors to;

Master Bedroom

14'4" × 13'3" (4.37 × 4.04)

Sash window to rear with far reaching views, original feature fireplace and hardwood flooring, television point and door to;

Master En-suite

Obscure sash window to rear, the refitted suite has been finished to the

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highest standard, comprising a low level WC, the hand has basin was crafted from concrete with Brass hardware that sits on a walnut unit with LED panelling and shaver point underneath, generous shower with mains rainfall shower over and separate handheld attachment, both also in Brass, the shower has been cleverly designed with a low profile soak away, the en-suite is finished to a marble effect porcelain tile, cast iron radiator and open archway to;

Walk-in Wardrobe

Custom built by 'Neville Johnson' the wardrobes are floor to ceiling with motion detected LED lighting, a dressing area with power sockets is concealed behind two 'hide and slide' doors.

Bedroom Two

14'6" × 13'0" (4.42 × 3.96)

Sash window to front, original feature fireplace and hardwood flooring, radiator and television point.

Bedroom Three

13'3" × 11'4" (4.04 × 3.45)

Dual aspect with sash window to side and double glazed windows to rear with 'Juliet' balcony doors opening with breath-taking views over Weston and beyond, two radiators, television point and original hardwood flooring.

Four Piece Bathroom

Obscure sash window to side, four piece white suite comprising traditional high level WC, hand wash basin with taps over and tiled surround, freestanding claw foot bath with mixer tap and shower attachment over and generous shower cubicle with mains rainfall shower over and tiled surround, tiled flooring and radiator.

Basement Hall/Store

Part glazed stable style door creating access to the side of the property, a range of base units with bench area, Indian limestone flooring, cast iron radiator, stairs rising to the kitchen and doors to;

Basement Study/Bedroom

17'4" × 9'10" (5.28 × 3.00)

Window to rear at garden level, an ideal office, separate reception room or additional bedroom with beautifully exposed brick walls with LED lighting, recess shelving and hardwood flooring.

Utility Room

10'7" × 6'3" (3.23 × 1.91 (3.22 × 1.90))

Window to side, space and plumbing for washing machine and tumble dryer, 'Belfast' sink with taps over, wall mounted boiler that was installed 2 years ago, hot water tank and ample storage.

Rear Garden

A sunny and private garden that is mostly laid to lawn with a lovely range of mature trees, bushes and hedges. Under the kitchen terrace is a handy storage shed and a covered area underneath the sitting room terrace, ideal for bikes, to the left hand side corner is a decked area that enjoys the last rays of the evening sun, side gated access to the front of the property and decked steps lead up to the kitchen terrace.

Front Garden

Mature trees and hedges create an additional and generous private lawn area, pathway leads to the front door.

Electric Gates & Driveway

Impressive and newly installed electric front gates that can be controlled by a mobile phone, along with traditional electric fobs. The gates open to the driveway with space for two vehicles. The driveway could be extended into the front garden if more parking is required.

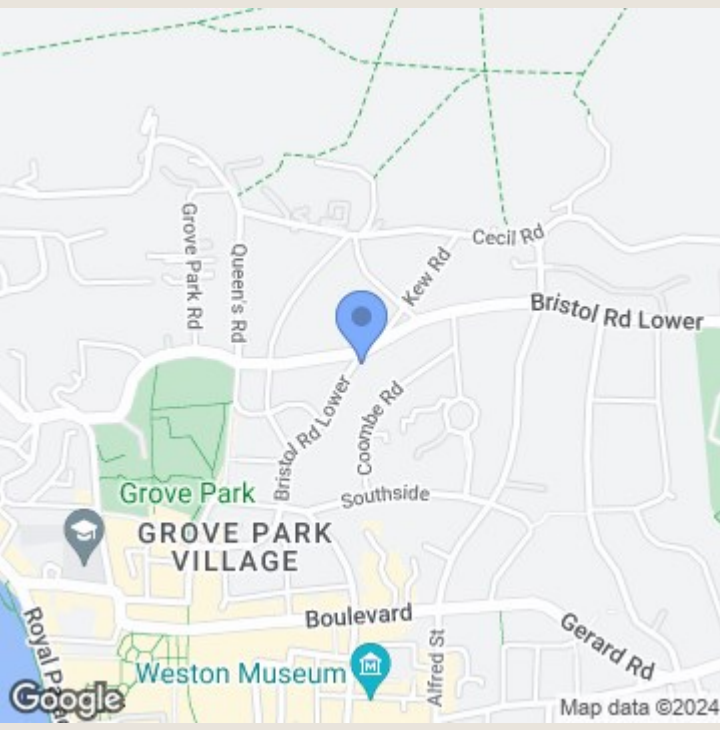
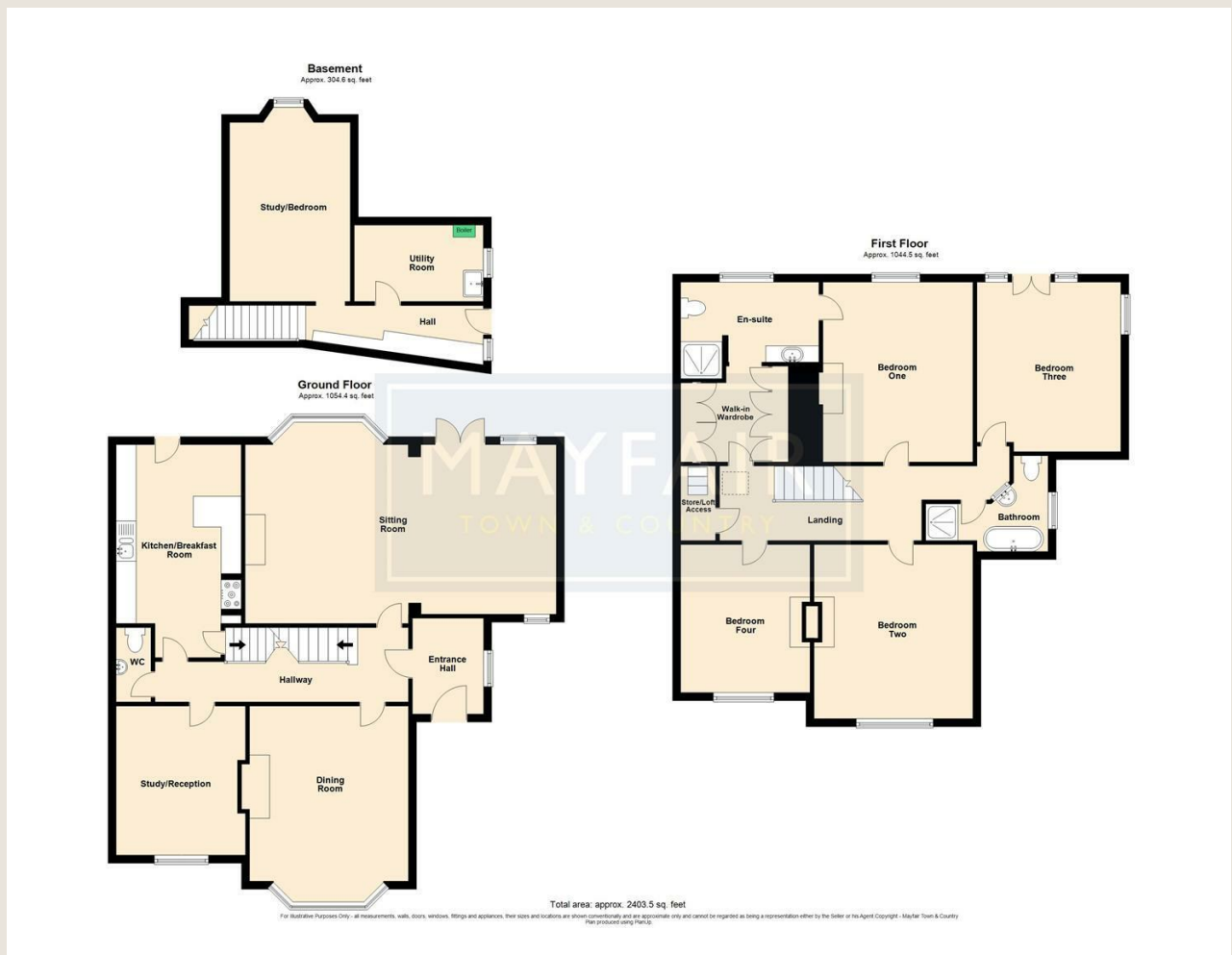
Hive Connectivity

Benefitting from 'Hive' zoned system connectivity to control different heating options for the main property and the basement.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

