



## 33 THE CORNFIELDS

Weston-Super-Mare, BS22 9DY

Offers In The Region Of £525,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* IMMACULATE DETACHED HOME WITH DOUBLE GARAGE \* Positioned in a quiet cul-de-sac within the ever sought after Wick St. Lawrence area, resides this spacious four bedroom family home in turnkey condition. Boasting multiple reception rooms including lounge, dining room, breakfast room with patio doors to the garden, study and added conservatory, allowing space for all the family. The ground floor also benefits a modern fitted kitchen with separate utility room, spacious hallway and downstairs cloakroom. Upstairs benefits an impressively large master bedroom with en-suite, three additional great size bedrooms and bathroom. Externally enjoying a good size, private and sunny rear garden, double garage and driveway for multiple vehicles. Our vendors have found a property they wish to proceed with, so we recommend a viewing at your earliest opportunity.

## Situation

1.46 miles - Junction 21 of the M5  
 0.68 miles - Priory Secondary School  
 0.24 miles - St. Marks Primary School  
 0.36 miles - Central Convenience Shop  
 0.27 miles - Castle Batch Primary School  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: E  
 Tenure: Freehold  
 EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Hallway

uPVC double glazed front door opening into the hallway with stairs rising to the first floor landing and under-stair storage cupboard, modern radiator, beautiful tiled flooring and doors to;

## Downstairs Cloakroom

Obscure uPVC double glazed window to front, refitted white suite comprising low level WC and hand wash basin set into a storage vanity unit with mixer tap over and tiled surround.

## Lounge

17'7" x 10'11" (5.36m x 3.33m)  
uPVC double glazed bay window to front, television point, two radiators and double doors opening to;

## Dining Room

10'8" x 10'3" (3.25m x 3.12m)  
Radiator, hardwood flooring, door to the hallway and sliding doors to;

## Conservatory

11'4" x 10'10" (3.45m x 3.30m)  
uPVC double glazed conservatory with glass roof, hardwood flooring, power, lighting and double doors opening to the garden.

## Study

7'2" x 6'9" (2.18m x 2.06m)  
uPVC double glazed window to rear, radiator and laminate flooring.

## Kitchen

12'1" x 8'8" (3.68m x 2.64m)  
uPVC double glazed window to rear, the kitchen is fitted with a range of modern white high gloss eye and base level units with Quartz worktop over, tiled surround and downlights, inset one and half sink with adjacent drainer and mixer tap over, mid-height 'Neff' double electric oven, five ring gas hob

with extractor over, integrated dishwasher, space for fridge/freezer, radiator, tiled flooring, and archway to;

## Breakfast Area

7'6" x 6'9" (2.29m x 2.06m)  
uPVC double glazed patio doors to the garden, radiator, tiled flooring and archway to;

## Utility Room

7'6" x 5'2" (2.29m x 1.57m)  
uPVC double glazed courtesy door to the garden, 'Quartz' worktop with tiled surround, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, radiator, tiled flooring and courtesy door to the double garage.

## Landing

Airing cupboard housing the hot water tank and storage, loft access and doors to;

## Bedroom One

17'6" x 13'3" (5.33m x 4.04m)  
uPVC double glazed window to front, generous built-in wardrobes, drawer unit and dressing table, radiator and door to;

## En-suite

Obscure uPVC double glazed window to front, refitted white suite comprising low level WC, hand wash basin set into storage vanity unit, shower cubicle with shower over, towel radiator, tiled walls and flooring.

## Bedroom Two

12'8" x 9'11" (3.86m x 3.02m)  
uPVC double glazed window to front and radiator.

# PROPERTY DESCRIPTION

## Bedroom Three

10'8" × 10'0" (3.25m × 3.05m)

uPVC double glazed window to rear, built-in wardrobes and radiator.

## Bedroom Four

9'7" × 9'2" max (2.92m × 2.79m max)

uPVC double glazed window to rear and radiator.

## Bathroom

Obscure uPVC double glazed window to rear, white suite comprising low level WC, hand wash basin with mixer tap over and panelled bath with mains shower and taps over, tiled walls, towel radiator and extractor.

## Rear Garden

The rear garden enjoys a sunny aspect, is impressively private and has been beautifully landscaped. Stepping from both the conservatory and the breakfast room onto a large paved area entertaining area, a few steps lead up to a generous lawn area with an array of lovely plants and hedges, also a circular paved area - ideal to enjoy the evening sun. There is an outside tap and a side access area with courtesy door into the utility room and gate to the front of the property.

## Double Garage & Driveway

17'7" × 16'6" (5.36m × 5.03m)

The garage has two up and over doors to the front, power, lighting and courtesy door to the utility room. The driveway has space for multiple vehicles.

## Front Garden

Laid to lawn with gated side access. The front garden could be adapted by a prospective buyer if they wished to extend the driveway.

## Material Information

We have been advised the following;

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).









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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

