



29 LOWER KEWSTOKE ROAD

Weston-Super-Mare, BS22 9JH

Price £375,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

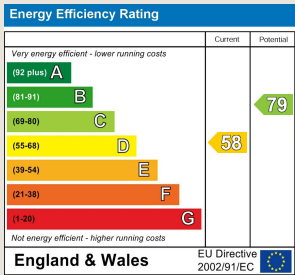
* DECEPTIVELY LARGE FAMILY HOME * Positioned in a convenient and elevated position in Worle with beautiful views from the master bedroom, resides this spacious and immaculate family home. Immaculate throughout, the current owners have worked wonders to create a welcoming family home that is ready to move into. The ground floor enjoys an entrance hall, lounge, dining room, refitted kitchen, utility room with downstairs cloakroom. The first floor benefits three double bedrooms and shower room. The second floor boasts an impressive master bedroom with en-suite and stunning far-reaching views. Externally the property has a large and sunny garden with a perfect garden office to the rear. We highly recommend a viewing to appreciate what this property has to offer.

Situation

- 0.2 miles – Worle High Street
 - 1.1 miles – Junction 21 of the M5
 - 1.6 miles – Sand Bay Beach
 - 0.7 miles – Priory Secondary School
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: C
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

uPVC double glazed front door opening into the entrance hall, stairs rising to the first floor landing, consumer unit and doors to;

Lounge

13'08" × 11'00" (4.17m × 3.35m)

uPVC double glazed bay window to front, feature log burner with brick fireplace surround, radiator with original wooden floorboards.

Dining Room

13'08" × 11'02" (4.17m × 3.40m)

uPVC double glazed door opening to the garden, under-stair storage cupboard, radiator, original character floorboards, and door to;

Kitchen

9'03" × 9'00" (2.74m.0.91m × 2.74m)

uPVC double glazed window to side, the kitchen has been beautifully refitted with a range of matching 'Shaker' style base units with complementary solid oak wood worktops over, inset one and half sink with adjacent drainer and mixer tap over, above the sink the vendors have discovered the lovely original wall and made a great feature, freestanding five ring gas hob and electric cooker, integrated dishwasher, feature limestone tiled flooring, radiator and door to;

Utility Room

11'11" × 10'04" (3.63m × 3.15m)

An extension of the kitchen with dual aspect uPVC double glazed windows to side and rear, fitted with the units matching those of the kitchen with a range of base units and large pantry storage cupboards with inset space for an American style fridge/freezer, inset 'Belfast' sink with mixer tap over and drainer set into the solid wood worktops, space and plumbing for washing machine and tumble dryer, uPVC double glazed (restricted height) door to the side opening to the garden, feature limestone tiled flooring, radiator and door to;

Downstairs Cloakroom

Refitted suite comprising a low level WC and hand wash basin set into storage vanity unit with mixer tap over and tiled surround, towel radiator, extractor and feature limestone tiled flooring,

Landing

Doors to all first floor rooms and door opening to the stairs rising to the top floor master bedroom.

Bedroom Two

13'07" × 8'02" (4.14m × 2.49m)

Double glazed windows to front, under-stair storage cupboard and radiator.

Bedroom Three

10'10" × 9'01" (3.30m × 2.77m)

Double glazed window to rear overlooking the garden and radiator.

Bedroom Four

10'07" × 9'03" (3.23m × 2.82m)

Double glazed window to rear overlooking the garden, built-in wardrobes with shelving and radiator.

Shower Room

Refitted suite comprising a low level WC, hand wash basin with mixer tap over and tiled surround, shower cubicle with electric shower over and 'Metro' style tiling, radiator, extractor and tiled flooring.

Bedroom One

22'02" × 13'07" max (6.76m × 4.14m max)

Dual aspect double glazed windows to front with the view across Worle and windows to the rear overlooking the garden, ample space for large bedroom furniture, storage cupboard housing the gas central heating combination boiler, radiator and door to;

PROPERTY DESCRIPTION

En-suite

uPVC double glazed window to rear, suite comprising low level WC, hand wash basin set into storage vanity unit with tap over and tiled surround, panelled bath with mains shower over and tiled surround, radiator, extractor and tiled flooring.

Rear Garden

A fantastic size and boasting a sunny south/west facing aspect, the rear garden has been lovingly maintained and boasts multiple entertaining areas, including two paved entertaining areas, a large area laid to lawn with flower planter boarder and mature shrubs, bushes and trees with a newly installed irrigation system, to the rear of the garden is a large raised decked area with double uPVC doors opening to;

Garden Office

13'09" x 8'00" (4.19m x 2.44m)

A versatile addition that would make for an ideal office, gym, workshop or entertaining space, double glazed window to side, fully insulated, plastered with wired internet connection and alarm system.

Material Information

We have been advised the following;

Parking- Please be advised there is no allocated parking but on street parking available.

Gas- Mains

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.

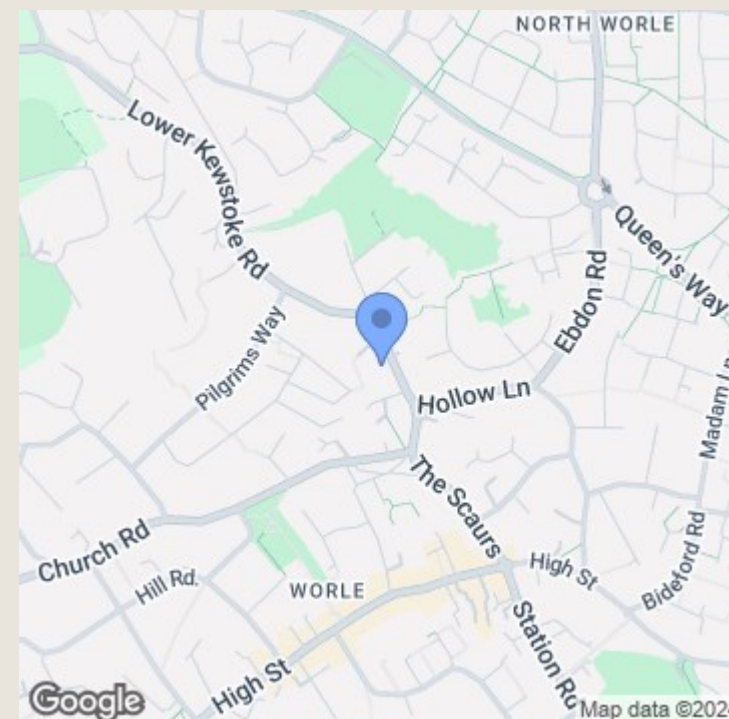
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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.









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

01934 515153

worle@mayfairproperties.net

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

