



**46 CEDERN AVENUE**

Weston-Super-Mare, BS24 8PA

**Offers In The Region Of £480,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

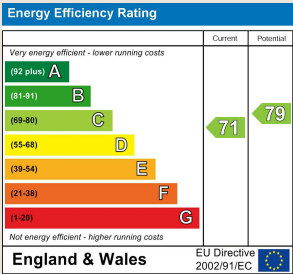
\* EXECUTIVE FAMILY HOME \* Located in the ever sought after Elborough Village resides this spacious detached house with an abundance of living space and an open aspect view to the rear. The ground floor boasts an entrance hall with downstairs cloakroom, lounge with fireplace, study, dining room / additional ground floor bedroom, and kitchen / dining / family room with a log burner. Upstairs enjoys four good sized bedrooms all with built-in wardrobes, two en-suites and family bathroom. Externally the property enjoys a good size and private rear garden, double garage and off street parking for four vehicles. Truly a home with space for all the family.

## Situation

0.15 miles - Bus Stop  
2.10 miles - Junction 21 of the M5  
1.61 miles - Asda Convenience Shop  
1.00 miles - Winterstoke Hundred Academy  
1.16 miles - Locking Parklands Primary School  
All distances are approximate and sourced from Google Maps

## Local Authority

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



# PROPERTY DESCRIPTION

## Hallway

Front door opening into the hallway, stairs rising to the first floor landing with under-stair storage, radiator and doors to;

## Downstairs Cloakroom

White suite comprising low level W/C and hand wash basin with taps over and tiled surround, radiator and extractor.

## Lounge

21'6" x 10'9" (6.55m x 3.28m)

Dual aspect with double glazed window to front and windows with patio doors opening to the garden at the rear, feature open fireplace, television point and two radiators.

## Kitchen / Dining / Family Room

19'3" x 17'6" max (5.87m x 5.33m max)

Dual aspect double glazed windows to rear, side and front, the kitchen comprises a range of matching eye and base level units with worktop space over, inset one and a half stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, double electric oven, integrated washing machine, dishwasher, fridge and freezer, wall mounted and concealed gas central heating boiler, ample space for dining table and chairs, family room area with feature log burner, radiator and courtesy door to the garden.

## Reception / Potential Ground Floor Bedroom

9'1" x 8'8" (2.77m x 2.64m)

Double glazed window to rear with radiator. A versatile room, previously the formal dining room but could be utilised as a ground floor bedroom if desired.

## Study / Reception

8'10" x 8'6" (2.69m x 2.59m)

Double glazed window to front, radiator and telephone point. A versatile

room, currently used as a study with the option of being an additional reception room.

## Landing

Airing cupboard, loft access and doors to;

## Bedroom One

11'7" x 11'0" (3.53m x 3.35m)

Double glazed window to front, built-in wardrobes, radiator and door to;

## Master En-suite

Obscured double glazed window to front, suite comprising low level W/C, hand wash basin set into storage vanity unit and shower cubicle with shower over and tiled surround, radiator and extractor.

## Bedroom Two

12'2" x 8'5" (3.71m x 2.57m )

Double glazed window to front, built-in wardrobes, radiator and door to;

## En-suite

Suite comprising low level W/C, hand wash basin with taps over and shower cubicle with shower over and tiled surround, radiator and extractor.

## Bedroom Three

9'8" x 9'8" (2.95m x 2.95m)

Double glazed window to rear, built-in wardrobes, radiator and door to;

## Bedroom Four

8'11" x 8'9" (2.72m x 2.67m)

Double glazed window to rear, built-in wardrobes, radiator and door to;

## Family Bathroom

8'7" x 5'8" (2.62m x 1.73m)

Obscured double glazed window to rear, white suite comprising low level

# PROPERTY DESCRIPTION

W/C, hand wash basin with taps over and panelled bath with taps over and tiled surround, radiator and extractor.

## Rear Garden

Impressively private, the rear garden is enclosed by a brick built wall and fencing. Mostly laid to lawn with a flower and hedge border, there is a large paved entertaining area, outside tap, courtesy door to the double garage and side gated access to the front and side of the property.

## Double Garage & Parking

17'7" x 16'11" (5.36m x 5.16m)

Two up and over doors to the front, power and lighting with a courtesy door opening to the garden. Situated in front of the double garage is off street parking for up to four vehicles.

## Front Garden

With a hedge border, the front garden is laid to lawn and decorative slate. The front garden wraps around the property with a large hedge and paved stepping stones to the driveway.

## Material Information

We have been advised the following;

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](https://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](https://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](https://map.n-somerset.gov.uk/DandE.html).









Total area: approx. 1741.0 sq. feet

For illustrative Purposes Only: all measurements, walls, doors, windows, fittings and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country Plan produced using Planity.



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

