



4 THE DRIVE

Weston-Super-Mare, BS23 2SR

Price £365,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

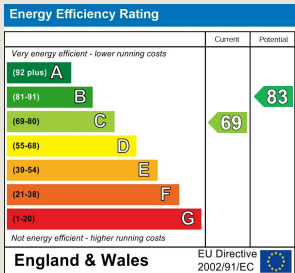
* STUNNING & LOVINGLY RENOVATED HOME * Prepared to be wowed by this absolutely immaculate three bedroom home, beautifully renovated by the current owner. A warm and welcoming home with the downstairs comprising a front storm porch, hallway with ample storage and coat recess, downstairs cloakroom, generous lounge with bay window and feature log burner, the impressive kitchen/dining room is the heart of this home boasting an array of 'Neff' built-in appliances and bi-folding doors to the garden. Upstairs enjoys a light and airy landing with the airing cupboard that houses the updated gas central heating combination boiler, there are three very good size bedrooms and a modern fitted shower room. Externally the rear garden is a lovely size rear garden with access to the garage and driveway providing off street parking for at least four vehicles with an EV charger. Situated in a quiet cul-de-sac but within stone's throwing distance of the convenience that Weston offers, we highly recommend a viewing at your earliest opportunity.

Situation

0.35 miles - The Boulevard
0.36 miles - Ashcombe Park
0.82 miles - Weston Sea Front
0.60 miles - Weston Train Station
3.01 miles - Junction 21 of the M5
0.28 miles - Ashcombe Primary School
Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Storm Porch

Archway from the driveway, tiled flooring and composite front door to;

Hallway

Obscure uPVC double glazed window to front, stairs rising to the first floor landing with under-stair storage cupboard which houses the updated consumer unit, recess for coats and shoes, additional storage unit made by 'I.design Interiors', two radiators, 'Amtico' flooring and doors to;

Downstairs Cloakroom

Obscure uPVC double glazed window to side, refitted W/C with built-in basin and mixer tap over, partially tiled walls, tiled flooring and towel radiator.

Lounge

13'4" x 12'2" (4.06m x 3.71m)

uPVC double glazed bay window to front, feature log burner with wooden mantel, radiator, television point and hardwood flooring.

Kitchen/Dining Room

19'2" x 15'5 max (5.84m x 4.70m max)

uPVC double glazed window to rear, the stunning kitchen was handmade by 'I.design Interiors' based locally in Winscombe and comprises a range of eye and base level units with 'Quartz' worktop over, inset double sink with adjacent drainer and mixer tap over, 'Neff' induction hob and extractor, built-in fridge/freezer, 'Neff Hide & Slide' electric oven and microwave, integrated dishwasher, pull out caddy bins, blind corner pull out organiser, breakfast bar island with electric and additional storage, ample space for dining table and chairs, 'Amtico' flooring, two tall radiators and double glazed bi-folding doors opening to the garden.

Landing

uPVC double glazed window to front, airing cupboard housing the gas central heating combination boiler and storage, loft hatch with pull down ladder and light, radiator and doors to;

Bedroom One

14'4" x 12'3" (4.37m x 3.73m)

uPVC double glazed bay window to front, radiator and built-in wardrobe.

Bedroom Two

13'7" x 13'6" (4.14m x 4.11m)

uPVC double glazed window to rear, feature fireplace surround and radiator.

Bedroom Three

12'5" x 8'0" (3.78m x 2.44m)

uPVC double glazed window to rear, radiator and hardwood flooring.

Shower Room

8'1" x 5'11" max (2.46m x 1.80m max)

Obscure uPVC double glazed window to side, refitted suite comprising low level W/C, hand wash basin set atop a storage vanity unit with mixer tap over and tiled surround, generous walk-in shower cubicle with mains shower over and tiled surround, towel radiator.

Rear Garden

Stepping from the kitchen/diner onto a paved entertaining area with a flower border, the majority of the garden is laid to lawn with an additional flower border surround, nestled in the rear of the garden is an area laid to decorative stones - a lovely hide away. Courtesy door to the garage and gate opening to the driveway.

Garage & Driveway

The garage has an up and over door to the front, glazed window to side, power and lighting with a courtesy door to the garden. The block paved driveway can provide off street parking for at least four vehicles and the benefit of an EV charger.

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.

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

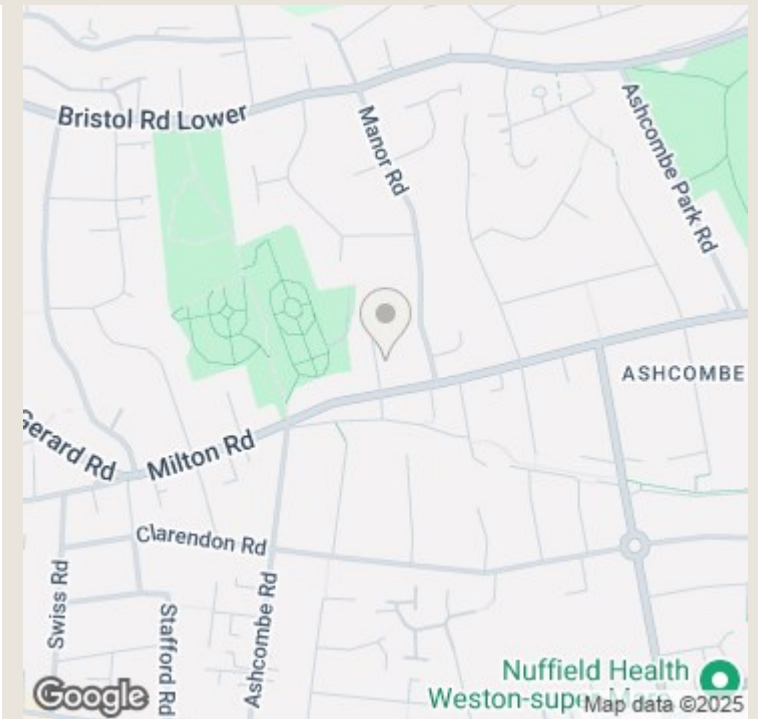
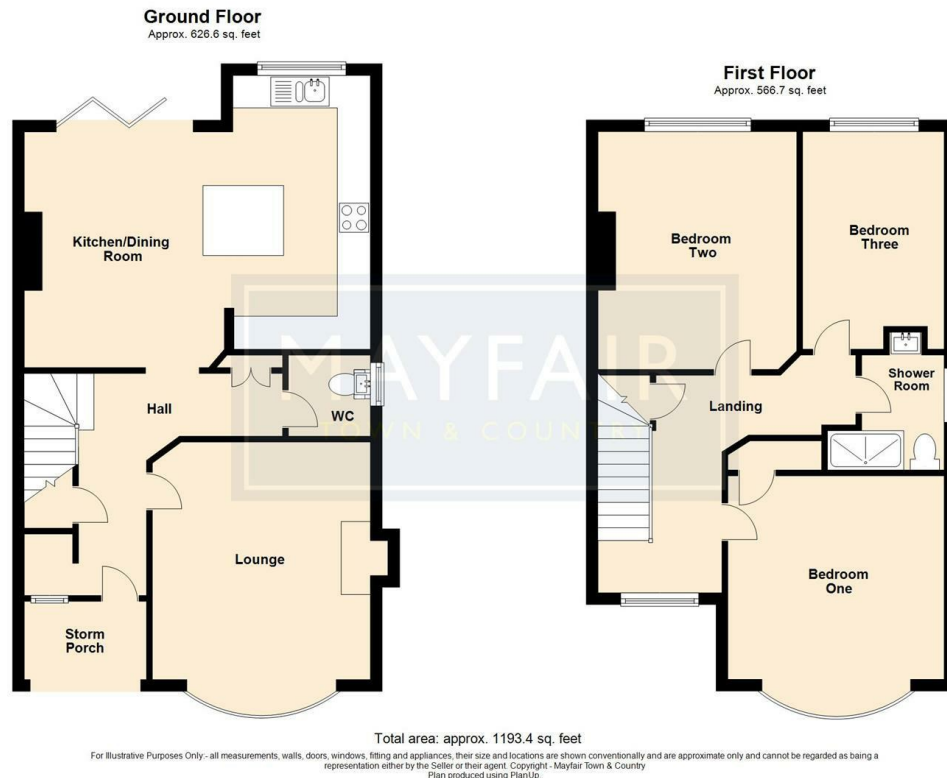
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.











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

