



8 GREENWOOD ROAD

Weston-Super-Mare, BS22 6EX

Price £374,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* INCREDIBLY DECEPTIVE THROUGHOUT! * Located in Worle Village resides this stunning Victorian home with so much to offer a growing family!

Impressively updated by the current owners, the ground floor boasts an entrance hallway, sitting room, dining room with feature log burner, refitted modern kitchen with Quartz worktop and integrated appliances, downstairs cloakroom and family room with patio doors to the garden. Upstairs enjoys four bedrooms, three of which are large double rooms and a beautifully refitted four-piece bathroom.

Externally benefitting from a fantastic size and sunny south/westerly facing garden, converted garage which is currently utilised as a salon but does have the potential to become an annex (subject to relevant regulations, etc), there is also a gym and an outside covered bar.

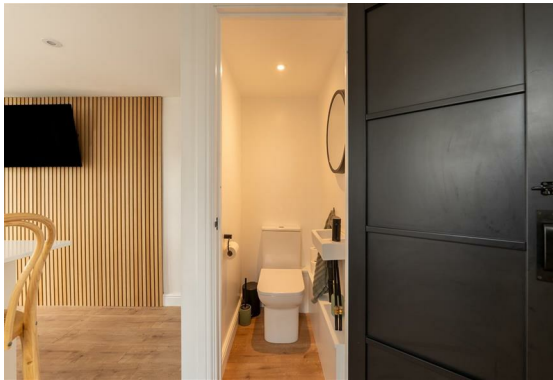
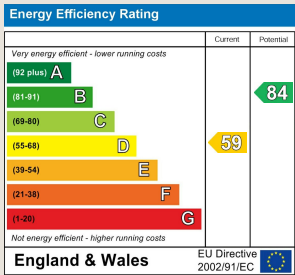
In all, a wonderful property with an impressive amount of space, inside and out.

Situation

- 90 meters - Bus Stop
 - 75 meters - Worle High Street
 - 1.48 miles - Junction 21 of the M5
 - 0.15 miles - Worle Secondary School
 - 0.23 miles - St. Martins Primary School
 - 100 meters - Mendip Green Primary School
- All distances are approximate and sourced from Google Maps

Local Authority

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



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Hallway

Composite front door opening into the hallway, stairs rising to the first floor landing with ample under-stair storage, radiator, laminate flooring, open aspect to the dining room and doors to;

Sitting Room

12'9" x 10'9" (3.89m x 3.28m)
uPVC double glazed bay window to front, television point and recess for electric fireplace (the vendor believes the chimney is intact and a log burner could be installed by a prospective buyer if they desired).

Dining Room

11'5" x 10'9" (3.48m x 3.28m)
uPVC double glazed window to rear, feature log burner, radiator and laminate flooring.

Kitchen

10'9" x 8'6" (3.28m x 2.59m)
uPVC double glazed window to side, the refitted kitchen comprises a range of attractive matching eye and base level units with 'Quartz' worktop over and 'Quartz' splash back, inset one and half sink with instant hot water mixer tap over, inset induction five ring hob with extractor over, mid-height electric oven with electric microwave/oven combination above, integrated fridge/freezer, dishwasher, washing machine, tumble dryer and bin caddy's, laminate flooring, downlights, double glazed door opening to the driveway and archway to;

Family Room

12'3" x 9'3" (3.73m x 2.82m)
Dual aspect with uPVC double glazed window to side and patio doors opening to the garden, feature panelled wall with space for wall mounted television, large family/breakfast bar with base units and worktop matching those of the kitchen, laminate flooring, downlights, radiator and door to;

Downstairs Cloakroom

Refitted white suite comprising low level WC and hand wash basin with mixer tap over, laminate flooring and downlights.

Split Level Landing

Loft access and doors to;

Bedroom One

12'8" x 9'3" (3.86m x 2.82m)
uPVC double glazed window to rear, built-in wardrobes and radiator.

Bedroom Two

11'6" x 10'10" (3.51m x 3.30m)
uPVC double glazed window to rear, television point and radiator.

Bedroom Three

10'9" x 9'6" (3.28m x 2.90m)
uPVC double glazed window to front and radiator.

Bedroom Four

7'5" x 6'5" (2.26m x 1.96m)
uPVC double glazed window to front and radiator.

Four-Piece Bathroom

Obscure uPVC double glazed window to side, refitted suite comprising low level WC, circular hand wash basin set on a storage vanity unit with brushed brass mixer tap over, freestanding bath with tall brushed brass mixer tap over, shower cubicle with mains brushed brass shower over with separate handheld showerhead attachment, tiled walls and flooring, towel radiator and airing cupboard housing the gas central heating combination boiler.

Rear Garden

Boasting a sunny south/westerly facing aspect, the rear garden is a generous size. Stepping from the family room onto a good size decked area, leading

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to a large paving area ideal for entertaining with courtesy door into the salon, double doors opening to the gym and covered bar area with worktop space. Stepping stones lead to the lawn area to the rear of the garden which holds two storage sheds. Gated side access to the driveway.

Gym

10'11" x 9'6" (3.33m x 2.90m)

uPVC double glazed window to side, power and lighting.

Salon/Potential Annex

21'11" x 9'5" max (6.68m x 2.87m max)

Accessible via the driveway through the uPVC double glazed sliding doors to the front or the courtesy door from the garden, the garage has been converted into a large space, currently used as a salon but could become a potential annex (subject to relevant fire regulations, etc) or work space. Power, lighting and sink with adjacent drainer.

Driveway

The driveway can provide off street parking for up to two vehicles.

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.

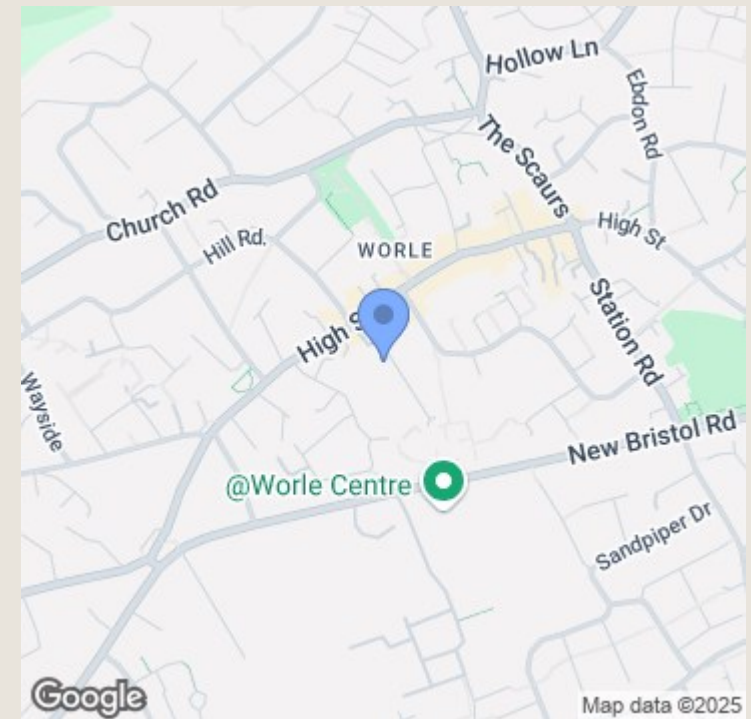
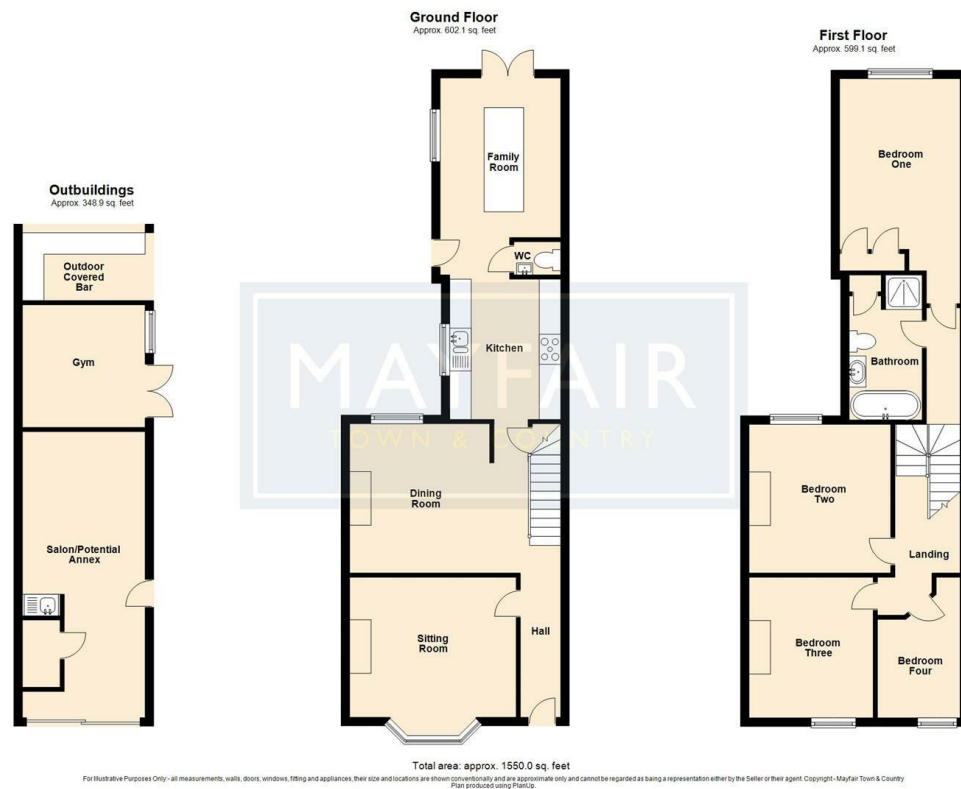
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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

