



18 CALLUNA CLOSE

Weston-Super-Mare, BS22 9TS

Asking Price £364,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* SHOW HOME CONDITION * Beautifully renovated by the current owners and located in the ever sought after area of Wick St. Lawrence resides this perfect family home - Offering a perfect blend of comfort and style.

With thanks to the converted garage, the ground floor now boasts a separate entrance hall with downstairs cloakroom and utility room, along with the modern fitted kitchen with high-end integrated appliances, generous lounge, and with an updated solid roofed room creating an all-year-round dining room/conservatory. Upstairs benefits from three great sized bedrooms with re-fitted en-suite to the master bedroom and a modern fitted family bathroom. Externally the property enjoys a good sized and low maintenance rear garden, front garden and driveway providing off street parking.

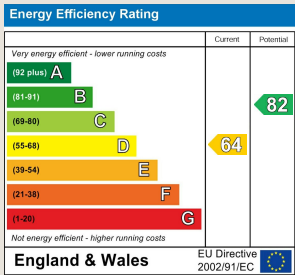
Positioned in a quiet cul-de-sac within popular Wick St. Lawrence, the surrounding area is peaceful and family-friendly, making it an excellent choice for those seeking a tranquil lifestyle while still being within easy reach of local amenities such as popular schools and transport links. This truly is one not to be missed - Call us today to arrange a viewing.

Situation

- 0.06 miles - Ebdon Arms Pub
 - 1.42 miles - Junction 21 of the M5
 - 0.68 miles - Priory Secondary School
 - 0.40 miles - St. Marks Primary School
 - 0.20 miles - Tesco Convenience Shop
- Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

Composite front door opening into the hallway, feature uPVC double glazed window to front, updated consumer unit, modern radiator, tiled flooring, telephone point and doors to;

Downstairs Cloakroom

6'1" x 3'7" (1.85m x 1.09m)

Obscured uPVC double glazed window to front, modern white suite comprising low level W/C and hand wash basin with mixer tap over, partially tiled walls, tiled flooring, extractor and modern radiator.

Utility Room

8'3" x 3'7" (2.51m x 1.09m)

Attractive worktop, space and plumbing for washing machine and tumble dryer, extractor and ideal storage for shoes and coats.

Kitchen/Breakfast Room

19'8" x 11'1" (5.99m x 3.38m)

uPVC double glazed window to rear, re-fitted kitchen comprising a range of high gloss base and eye level units with granite worktop and breakfast bar area, ceramic one and half sink with adjacent drainer and mixer tap over, four ring 'Bosch' induction hob with feature 'Klarstein' extractor over, 'Blomberg' integrated dishwasher, 'Bosch' integrated fridge/freezer, mid-height electric oven and separate microwave, pull out caddy drawers, tiled flooring, wall mounted and concealed gas central heating 'Vaillant' boiler, stairs rising to the landing, bi-folding doors opening to the dining room and door to;

Lounge

13'1" x 11'2" (3.99m x 3.40m)

uPVC double glazed window to front, feature entertainment wall with television recess, modern radiator, television and telephone points and tiled flooring.

Dining Room/Conservatory

13'0" x 10'5" (3.96m x 3.18m)

uPVC double glazed windows to both sides and rear overlooking the garden, the conservatory roof is of standard conservatory material - however the current owners have installed a false ceiling allowing this room to be utilised all year round with tiled flooring and uPVC double glazed patio doors opening to the garden.

Landing

Airing cupboard housing the hot water tank and storage, access to the loft which is boarded with a loft ladder, doors to;

Bedroom One

12'5" x 11'1" max (3.78m x 3.38m max)

uPVC double glazed window to rear, laminate flooring, television point, radiator and door to;

En-suite

uPVC double glazed window to rear, a re-fitted modern white suite comprising low level W/C, hand wash basin with mixer tap over and shower cubicle with mains rainfall shower over and separate handheld attachment, 'Porcelanosa' tiled walls and flooring, towel radiator and extractor.

Bedroom Two

11'1" x 8'9" (3.38m x 2.67m)

uPVC double glazed window to front, laminate flooring and radiator.

Bedroom Three

8'5" x 7'4" (2.57m x 2.24m)

uPVC double glazed window to front, laminate flooring and radiator.

Bathroom

7'10" x 5'2" (2.39m x 1.57m)

Obscured uPVC double glazed window to rear, re-fitted modern white suite comprising a low level W/C, hand wash basin with mixer tap over and feature oval freestanding bath with taps and showerhead attachment over, 'Porcelanosa' tiled walls and flooring, extractor and radiator.

Rear Garden

Enjoying a westerly facing aspect, the garden is fully enclosed by fencing with side gate access, there is an outside tap and the garden is perfect for family life as it is mostly laid to artificial lawn with porcelain paving areas - Ideal for entertaining.

Front Garden

Laid to lawn with feature tree. The front garden could be adapted by a prospective buyer if they wished to extend the driveway (Subject to any relevant permissions)

Driveway

The driveway provides off street parking for one - two vehicles.

Material Information

We have been advised the following:

Gas - Mains

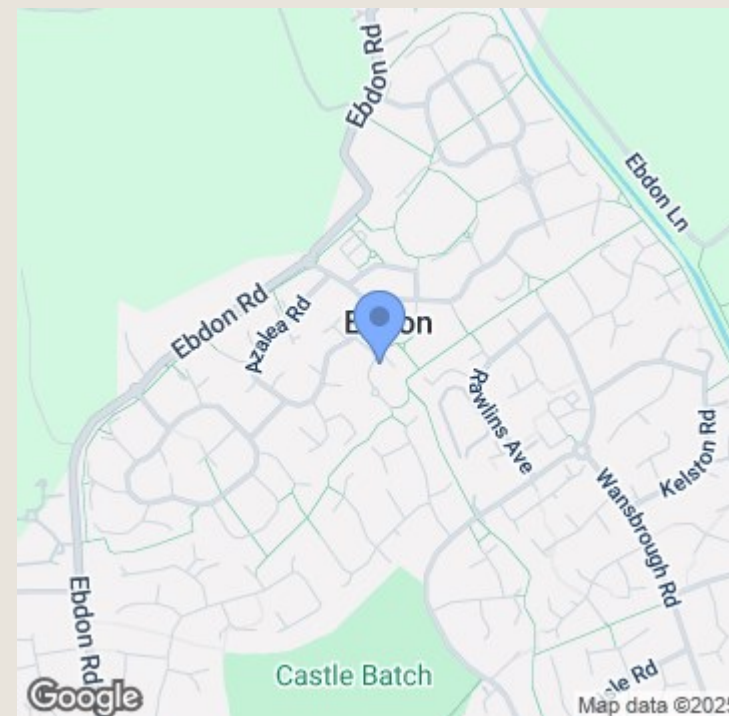
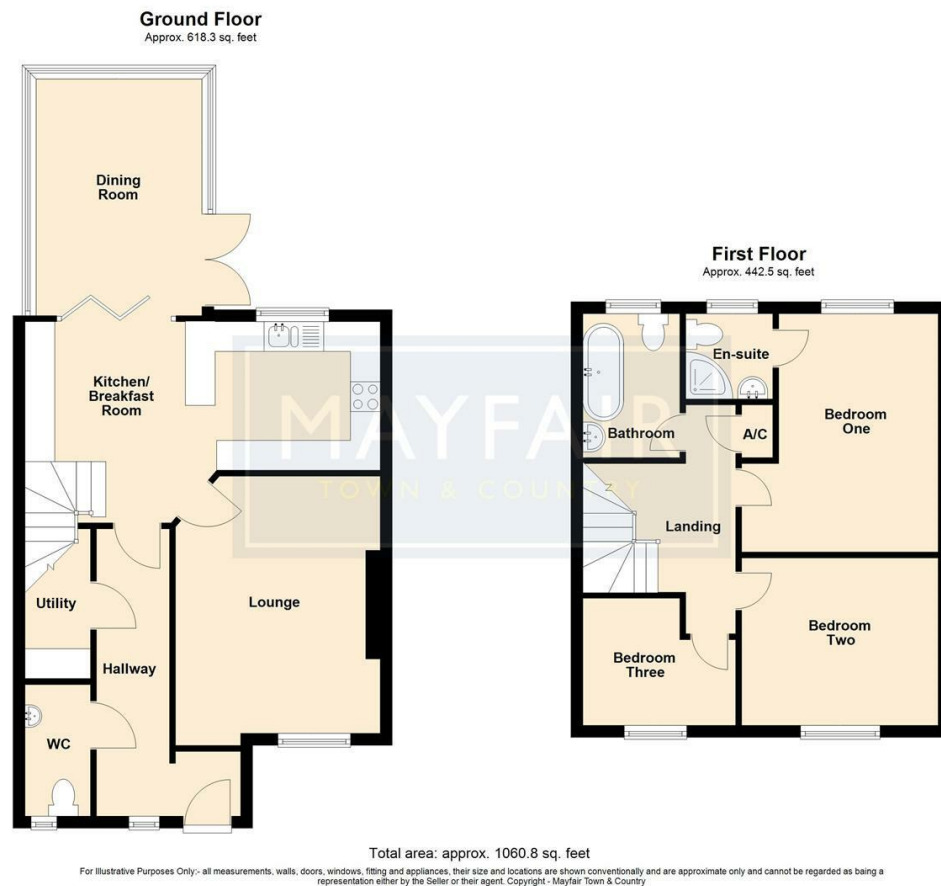
Electricity - Mains

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

