



Wentwood Drive, Bleadon
£435,000



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Bedrooms: 4

Bathrooms: 3

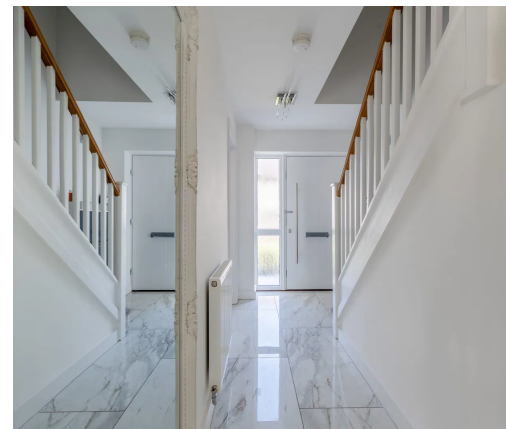
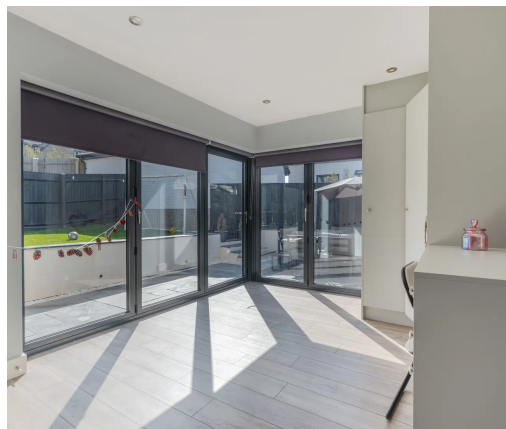
Receptions: 2

Positioned on a quiet cul-de-sac of this highly admired development, 84 Wentwood Drive is an attractive modern home constructed in recent years to an exacting standard.

This lovely family home has fantastic kerb appeal with its part rendered/part stone front elevation and powder grey windows. There is parking and a converted single garage which now offers a large office/home space with an en-suite shower room.

Entering the property to the front you continue into a spacious entrance hallway with a tiled floor, doors to all rooms, and the staircase rising to the first floor. Off the entrance hallway is a convenient cloakroom, under stairs cupboard and doors to the sitting room and kitchen/dining/family room and utility room.

The sitting room is decorated in soft grey, muted tones with duple aspect windows offering much natural light.



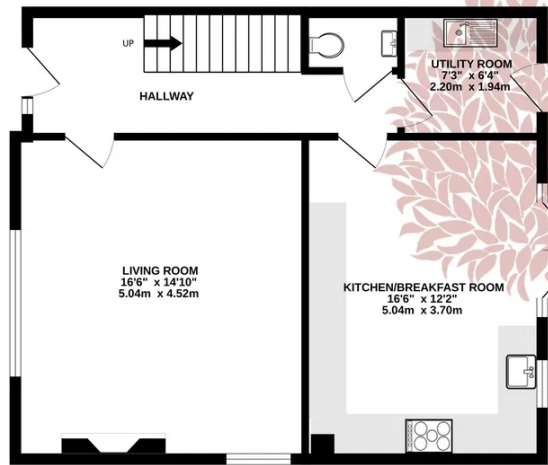
To the rear of the house lies the kitchen/dining room. Overlooking the rear garden this spacious room offers ample room to cook and entertain. The kitchen area is well fitted a substantial range of modern, shaker styled, wall and base units in a light buttermilk finish. The units are complimented by a square edged counter top with a breakfast bar area to one end.

The worksurface is inset with a one and a half bowl stainless steel sink and drainer unit with mixer tap over. There are numerous integrated appliances including upright fridge/freezer, dishwasher and washing machine. There are double glazed French doors leading out to the garden and plenty of space for a family sized dining table.

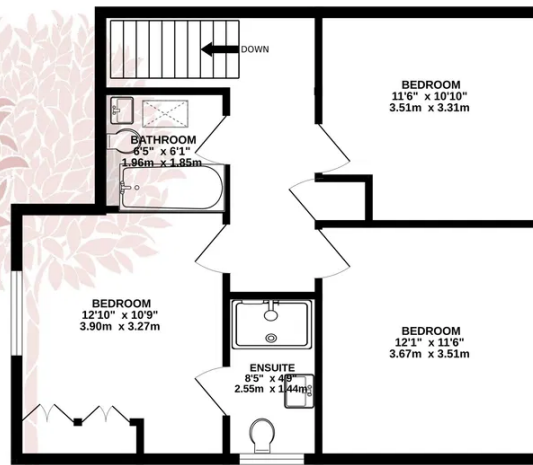
Upstairs- There are three good sized bedrooms, one with its own private en-suite shower room. There is also a family bathroom to service the other 2 bedrooms.



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Situation: The North Somerset village of Bleadon, has a range of local facilities including a country shop, a pub and a garage, with a more comprehensive range of facilities in the seaside town of Weston-super-Mare, just a short drive away. The town's amenities include a large Waitrose, the indoor Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as Weston sea front, promenade and Grand Pier. There are state schools in Lympsham and Weston-super-Mare, and for independent education, Sidcot is an excellent private school just 4 miles away in Winscombe, while Bristol, Taunton, Glastonbury and Street also offer a wide variety of schools. The M5, north and south bound, is within easy reach as is the mainline railway at Weston. Bristol Airport is an easy drive to the north with its scheduled and low cost flights, both national and international. The house is situated on the edge of the Mendips an Area of Outstanding Natural Beauty, with walks across to Uphill, the West Mendips way accessible on the doorstep.



Directions: From Weston General Hospital follow the A370 towards Taunton. Take the first left on to Bleadon Hill turning left onto Channel heights turning left at the junction for Totterdown Lane and then right onto Wentwood Drive.

What3words: ///brew.bank.panics

Material Information: This property operates on gas central heating. Council Tax band: E
EPC Rating: B