



**Hobbs & Webb**

**WENTWOOD DRIVE**  
Weston-Super-Mare, BS24 9ND

Price £535,000



This pristine four-bedroom detached home is located on the highly sought-after "Keepers Gate" development in Bleadon Hill. This particular plot stands out as one of the best on the estate, offering generous room sizes, a long driveway providing off-street parking for three vehicles, and a larger than average garage, making it an ideal family home.

A key feature of the property is the expansive Kitchen/Family/Dining Room, which runs across the entire back of the house and stretches over 31 feet, providing an exceptional space for family living and entertaining. The home also includes a ground floor study/office, ideal for those who work from home.

The property boasts a generous-sized garden, thoughtfully laid out with both patio and lawn areas, perfect for outdoor activities and relaxation. Benefiting from gas central heating and UPVC double glazing, the home is energy-efficient with a B rating, ensuring comfort and cost-effectiveness. This superb property is a rare opportunity to own a spacious, stylish home in a popular and well-established community.

### Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

[info@hobbssandwebb.co.uk](mailto:info@hobbssandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance Hall

Accessed via a composite entrance door with obscured double glazed side panels, smoke alarm, radiator, balustrade staircase ascending to the first floor landing, useful under-stairs storage cupboard and doors to:-

## Cloakroom

White suite comprising, concealed cistern WC and wash hand basin with mixer tap & tiled splashback, radiator, extractor fan and wood effect vinyl flooring.

## Study

uPVC double glazed window to front, radiator and telephone point.

## Lounge

A bright, spacious room with large uPVC double glazed window to front and a further uPVC double glazed window to the side aspect. Two radiators, television point and telephone point.

## Kitchen/Dining/Family Room

A superb only plan kitchen/dining/lounge space spanning an impressive 31ft. The Kitchen area is fitted with a comprehensive range of grey gloss floor and wall units with square edge work surfaces and upstands. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, integrated dishwasher and washing machine, built in electric fan assisted oven, five ring gas hob and extractor hood over, pelmet and plinth lighting, integrated fridge/freezer and uPVC double glazed window to rear. In the dining/family area there are uPVC double glazed French doors and an additional window to

rear, two radiators, media wall with inset feature gas fireplace and wood effect vinyl flooring.

## Landing

Loft access, smoke alarm, radiator, linen cupboard and doors to all first floor rooms.

## Bedroom One

uPVC double glazed windows to front and side aspect, radiator, television & telephone points, built in wardrobe, wall mounted thermostat and door to the En-suite.

## En-suite

Double width shower cubicle with thermostatic mixer shower over and glass sliding door, concealed cistern WC, wash hand basin with mixer taps & tiled splashback, heated towel rail and generously tiled walls, extractor fan and wood effect vinyl flooring.

## Bedroom Two

uPVC double glazed window to front and radiator,

## Bedroom Three

uPVC double glazed window to rear and radiator.

## Bedroom Four

uPVC double glazed window to rear and radiator,

## Family Bathroom

A panelled bath with chrome mixer tap and mains shower over with panelled

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walls and glass screen to side. Wash hand basin with mixer tap & tiled splashback concealed cistern WC, chrome heated towel rail, extractor fan, shaver point, Velux window and wood effect vinyl flooring.

### **Rear Garden**

Predominately laid to lawn and paved patio and enclosed by fencing. Outside tap and rear gate providing access to the driveway.

### **Driveway & Garage**

Driveway to the rear of the house providing parking for three vehicles and leads to the garage. Larger than average Single Garage measuring 23'1 x 10'3 (7.04m x 3.12m) with light and power.

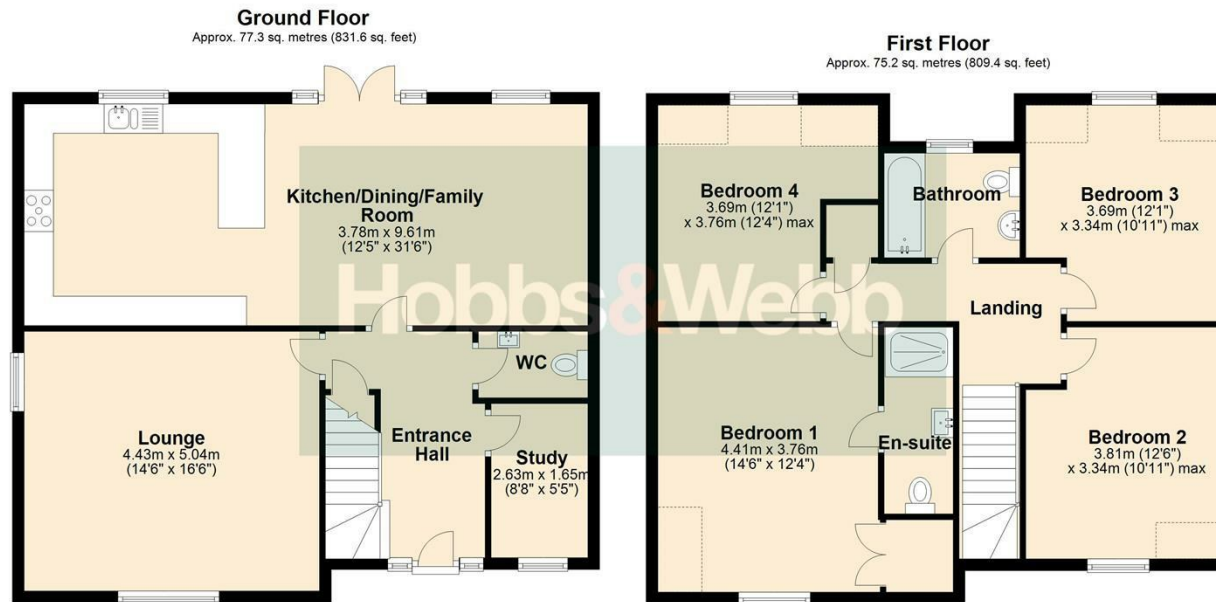
### **Agent Note**

Please note there is an annual maintenance fee of £350.00.









Total area: approx. 152.5 sq. metres (1641.0 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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### 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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.