



**Hobbs&Webb**

**COWLEAZE PATH**

Banwell, BS29 6AN

Price £320,000





Welcome to this beautifully presented five-bedroom family home located in Mead Fields of the Eastbury design in 2020. Offering exceptional space, modern living, and high energy efficiency, this property is perfect for those looking to simply unpack and settle in.

The ground floor boasts an impressive open-plan family/dining kitchen area, ideal for entertaining and everyday life. A cloakroom/utility room adds to the convenience.

On the first floor, you'll find a spacious lounge or additional bedroom featuring a charming Juliet balcony, a further double bedroom, and a modern family bathroom.

The top floor hosts the master bedroom with built-in wardrobes and a stylish en-suite shower room, alongside two more well-proportioned bedrooms and an additional shower room.

Externally, the property benefits from a cleverly landscaped sunny garden, perfect for relaxing or entertaining, plus two allocated parking spaces. With impressive energy efficiency and high-speed broadband, this home truly offers the best of modern living.

### Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>94</b>
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

**01934 644664**

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



# PROPERTY DESCRIPTION

## Entrance Hall

Entered via part double glazed door, smoke alarm. cupboard housing consumer unit and super fast broadband connection., Amtico flooring. radiator. stairs rising to first floor and door to:-

## Open Plan Living/Dining/Kitchen

### Kitchen Area

11'3 x 9'0 (3.43m x 2.74m)

Fitted with a range of high quality grey gloss wall and base level units with wood effect worktop surface over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Built in five ring stainless steel gas hob with glazed splash back and stainless steel extractor over. built in eye level double oven, integrated tall fridge freezer, dishwasher and washing machine, front aspect uPVC double glazed window with fitted blind, extractor fan and Amtico flooring throughout.

### Cloakroom

7'3 x 4'9 (2.21m x 1.45m)

Comprising low level WC and pedestal wash hand basin with mixer tap and tiled splash backs. uPVC double glazed window to the side aspect with fitted blind, radiator, extractor fan, Amtico flooring and space for a tumble dryer. This room is large enough to install a shower should you require.

### Living Dining Area

16'0 x 12'2 (4.88m x 3.71m)

uPVC double glazed window with fitted blind to the rear aspect, uPVC double

glazed French doors providing access to the garden, television and BT points, Amtico flooring, two radiators and a large under stair storage cupboard.

## First Floor Landing

uPVC double glazed floor to ceiling window to the front aspect with fitted shutter, smoke alarm, cupboard housing hot water cylinder with shelving, radiator, stairs rising to second floor and doors to:-

## Lounge/Potential Bedroom

16'3 x 10'2 (4.95m x 3.10m)

uPVC double glazed window to the rear aspect with fitted blind, uPVC double glazed French doors opening onto a Juliet balcony, feature wall mounted fire, radiator and television and BT points.

## Bedroom Two

11'2 x 9'2 (3.40m x 2.79m)

uPVC double glazed floor to ceiling window to the front aspect front aspect with fitted shutter and radiator.

## Bathroom

7'5 x 6'0 (2.26m x 1.83m)

Comprising panelled bath with mixer tap and hand held shower attachment, low level WC and pedestal wash hand basin with mixer tap, partially tiled walls, heated towel rail, extractor fan, wood effect vinyl flooring and uPVC double glazed obscured window to the side aspect with fitted blind.

## Second Floor Landing

Radiator, loft access, smoke alarm and doors to all principal rooms.

# PROPERTY DESCRIPTION

## Master Bedroom

14'0 x 10'10 plus fitted wardrobes (4.27m x 3.30m plus fitted wardrobes)  
uPVC double glazed floor to ceiling window with fitted shutter to the front aspect, built in mirror fronted triple wardrobe. television point, radiator and door to:-

## En-suite Shower Room

6'7 x 5'2 (2.01m x 1.57m)

Comprising double shower cubicle with rainfall shower and hand held attachment, low level WC and pedestal wash hand basin with mixer tap.  
Heated towel rail, partially tiled walls, shaver point, extractor fan, vinyl flooring and uPVC double glazed obscured window with fitted blind to the front aspect.

## Bedroom Three

9'11 x 8'5 (3.02m x 2.57m)

uPVC double glazed window with fitted blind to the rear aspect, radiator.

## Bedroom Four

11'4 max 10'0 min x 7'4 (3.45m max 3.05m min x 2.24m )

uPVC double glazed window to the rear aspect with fitted blind and radiator.

## Shower Room

6'5 x 4'9 (1.96m x 1.45m)

Comprising double shower cubicle with mains shower, pedestal wash hand basin with mixer tap and low level WC. Partially tiled walls. heated towel rail, extractor fan and wood effect vinyl flooring.

## Front Garden

Courtesy path to front door. and enclosed by wrought iron railings.

## Rear Garden

A beautifully presented rear garden enclosed by high wall and fencing with good size patio immediately to the rear of the property. Laid mainly to artificial lawn and wide courtesy path leading to rear gated access. Outside power, lighting and shed.

## Allocated Parking

The property comes with two allocated parking spaces to the side of the garden.

## Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







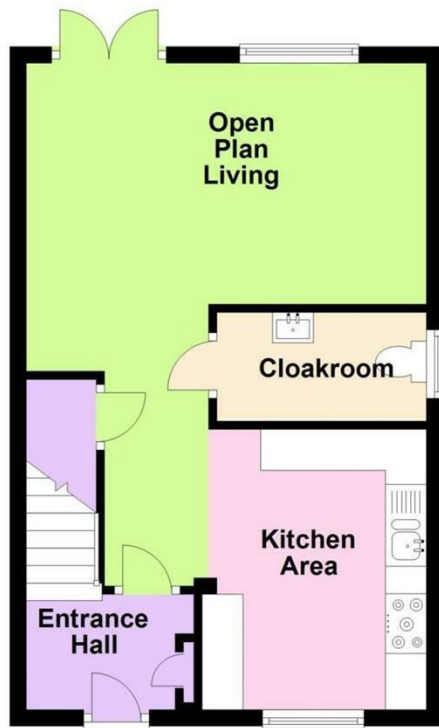




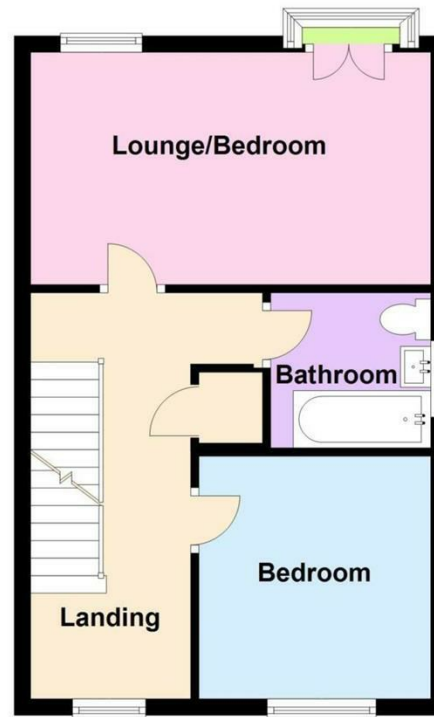




Ground Floor



First Floor



Second Floor



# Hobbs & Webb

## 01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

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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.