



**Hobbs & Webb**

**SHIPLATE ROAD**  
Weston-Super-Mare, BS24 0NQ

Price £485,000



This exceptional modern detached home, built in 2005, is part of an exclusive and small development in the highly sought-after village of Bleadon. Offered with no onward chain, the property is presented to an impeccable standard both inside and out.

Spanning three floors, the spacious layout is perfect for families. The home enjoys an enviable location with open views to both the front and rear, providing a sense of space and tranquility.

The ground floor features an inviting entrance hall, cloakroom, utility room, sitting room, dining room, and a well-appointed kitchen.

On the first floor, there are four generously sized bedrooms, three of which include built-in wardrobes. The master bedroom benefits from an en-suite shower room, while the large family bathroom includes both a bath and a separate shower cubicle.

The top floor offers a private and versatile space, featuring a substantial double bedroom and a large cloakroom with plumbing in place for a shower if desired—ideal as a guest suite or additional living area.

### Local Authority

Council Tax Band:

Tenure: Freehold

EPC Rating: C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 69      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| 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**

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# PROPERTY DESCRIPTION

## Entrance Hall

Entered via a patterned obscure double glazed door, wood effect laminate flooring, radiator, smoke alarm, cupboard, stairs rising to the first floor landing and doors to:-

## Kitchen

11'7 x 8'10 (3.53m x 2.69m)

A matching range of wall and base cream shaker style cupboards and drawer units with marble work surfaces and upstands which incorporate stainless steel sink and drainer unit with mixer tap over and tiled walls. Four ring ceramic hob with double oven below and extractor hood over. Integrated dishwasher and under-counter fridge and freezer. Radiator, uPVC double glazed window to the front aspect and tiled flooring.

## Lounge

14'9 x 11'7 (4.50m x 3.53m)

uPVC double glazed window to the front aspect, radiator, coved ceiling, wood burning stove with brick hearth, television & telephone points, three wall lights and wood effect laminate flooring.

## Dining Room

10'8 x 9'10 (3.25m x 3.00m)

uPVC double glazed window to the rear aspect, radiator, coved ceiling, two wall lights and wood effect laminate flooring.

## Office

7'8 x 6'6 (2.34m x 1.98m)

uPVC double glazed window to the side aspect, coved ceiling, radiator, television & telephone points and wood effect laminate flooring.

## Utility Room

Range of wall and base cream shaker style cupboards with worktops over incorporating stainless steel sink and drainer unit with mixer tap over and tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Tiled flooring, radiator, uPVC double glazed window and door to the rear garden and door to the cloakroom.

## Cloakroom

Low level WC, wash hand basin with twin taps over and tiled splashbacks, uPVC obscured double glazed window to the rear aspect, heated towel rail and tiled flooring,

## First Floor Landing

Stairs rising to the second floor landing, smoke alarm, radiator, cupboard, coved ceiling and door to the bedrooms and bathroom.

## Bedroom One

12'6 x 11'6 (3.81m x 3.51m)

uPVC double glazed windows to the front and side aspect, radiator, coved ceiling, television & telephone points, built in wardrobe and door to the en-suite.

# PROPERTY DESCRIPTION

## En-suite

Fully tiled shower cubicle with mains chrome shower and glass sliding door, pedestal wash hand basin with twin taps over, low level WC, heated towel rail, fully tiled walls, uPVC obscure double glazed window to the side aspect and vinyl flooring.

## Bedroom Two

12'9 x 10'8 (3.89m x 3.25m)

uPVC double glazed window to the front, radiator, spotlights and television point.

## Bedroom Three

10'5 x 9'8 (3.18m x 2.95m)

uPVC double glazed window to the front aspect, radiator, television & telephone points, coved ceiling, built in wardrobes and understairs storage cupboard.

## Bedroom Four

9'5 x 9'2 (2.87m x 2.79m)

uPVC double glazed window to the rear aspect, radiator, coved ceiling, television point and built in wardrobe.

## Bathroom

Corner shaped panelled bath with mixer tap over. Shower cubicle with mains chrome mains shower, low level WC, vanity wash hand basin with mixer tap over, partially tiled walls, heated towel rail and tiled flooring.

## Second Floor Landing

Velux window, eave storage, smoke alarm and doors to bedroom and cloakroom

## Bedroom Five

12'8 x 12'4 (3.86m x 3.76m)

Velux window, eave storage cupboard, radiator and television point.

## Cloakroom

Potential to turn into a shower room. Low level WC, wash hand basin with twin taps over and tiled splashbacks, radiator, velux window, eave storage cupboard, further cupboard housing 'Ideal' gas boiler and hot water tank, and vinyl flooring.

## Outside

### Rear Garden

The house boasts a recently landscaped rear garden set over three tiers, creating a truly charming outdoor space. A combination of patio areas and lush tropical planting forms a serene oasis. With three patio spaces, a generously sized level lawn, and well-stocked borders, the garden offers both beauty and functionality. Enclosed by fencing, it also enjoys complete privacy, as it is not overlooked.

### Front Garden & Parking

The front garden is laid to lawn and planted with shrubs. The driveway gives off street parking for one vehicles and provides access to the garage.

## Garage

17'8 x 10'9 (5.38m x 3.28m)

A larger than average garage with light, power and electronic door and uPVC double glazed door providing access to the rear garden.









Total area: approx. 179.4 sq. metres (1931.5 sq. feet)

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Plan produced using PlanUp.

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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.