



Hobbs&Webb

SHADOW WALK
Weston-Super-Mare, BS24 8PH

Price £450,000



Set in the ever popular Elborough Village within easy reach of the nearby town of Weston-super-Mare and junction 21 of the motorway for easy access to Bristol, an immaculately presented 4 bedroom detached house. A real feature of the property is the southerly facing private landscaped rear garden which over looks open farm and woodland and provides a peaceful setting to dine and relax as well as a fantastic space for children to play. The accommodation which is presented in fantastic condition is Upvc double glazed and has gas central heating and has a good size dual aspect lounge with patio doors to the garden, a separate dining room as well as good size modern fitted kitchen breakfast room which over looks the rear garden, cloakroom, whilst on the first floor 4 bedrooms, the master bedroom with a refitted ensuite shower room as well as a family bathroom. A driveway provides off street parking leading to a detached garage. Must be viewed.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(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

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Composite part glazed front door to.

Entrance Hall

Radiator with cover, timber flooring, under stair storage cupboard.

Cloakroom

7'9" x 3'3" (2.36m x 0.99m)

Upvc double glazed window, fitted with a modern white suite of low level WC, pedestal wash hand basin, half tiled surrounds, radiator, timber flooring.

Lounge

20'2" 10'8" (6.15m 3.25m)

A lovely bright dual aspect room with Upvc double glazed window to the front and replacement Upvc double glazed sliding patio doors to the rear garden with open outlook to farm and woodland. Gas log effect fire with stone surround and hearth, radiator, 2 TV points and telephone point, timber flooring.

Dining Room

10'2" x 9'8" (3.10m x 2.95m)

Upvc double glazed window to the front, radiator, light on dimmer, timber flooring.

Kitchen breakfast room

16'4" x 13'2" to 9'9" (4.98m x 4.01m to 2.97m)

12 recessed spot lights, 2 Upvc double glazed windows overlooking the rear garden and with open outlook, composite half glazed back door leading to the rear garden, radiator. The kitchen is fitted with a modern extensive range of

units comprising 3 single wall cupboards with lighting under, over microwave unit, dresser style unit comprising 2 glass fronted display cabinets with double drawers under, work surface with 3 single base cupboards and drawers below. Inset single bowl and sink tidy sink with stone effect work top surrounds with integrated drainer and base cupboards below, integrated dishwasher and washing machine, integrated fridge and space for fridge freezer. Built in 4 ring electric Bosch induction hob with stainless steel chimney extractor hood over, integrated stainless steel Bosch electric oven, tiled surrounds, tiled floor.

From the entrance hall spindled balustraded stair case rising to.

First floor landing

Built in shelved storage cupboard, loft access with pull down ladder

Bedroom 1

13;3" 10'7" (3.96m;0.91m 3.23m)

Including 2 double part mirror fronted built in wardrobes, Upvc double glazed window to the front, radiator, telephone and TV points, door to.

Refitted ensuite Shower room

White suite of wash hand basin with mixer tap over and marble style surrounds, half tiled walls, low level WC, tiled shower cubicle with screen and mains mixer shower unit, 3 spot lights, Upvc double glazed window to the front, tiled floor.

Bedroom 2

11'1" x 10'4" (3.38m x 3.15m)

Plus built double wardrobes, Upvc double glazed window to the front, radiator.

PROPERTY DESCRIPTION

Bedroom 3

9'8" x 9'7" (2.95m x 2.92m)

Including double wardrobes, Upvc double glazed window to the rear with views over open farmland to Wavering Down, radiator.

Bedroom 4

11'5" x 6'8" (3.48m x 2.03m)

Including single wardrobe, Upvc double glazed window to the rear with views to farm and woodland, radiator, telephone point.

Bathroom

7'3" x 6'1" (2.21m x 1.85m)

Upvc double glazed window, modern white suite of panelled P shaped bath with screen and mixer tap with shower attachment over, low level WC, pedestal wash hand basin with mixer tap over, shaver socket, tiled surrounds, tiled floor, chrome heated towel rail.

Outside

A tarmacadam and block paved driveway provides parking for 2 to 3 cars with an area of chippings to the side and leading to detached block built garage under a pitched tiled roof with electric roller door and storage in the roof pitch with power and light and work top, a timber gate to the side of the garage leads to the rear garden. The rear garden is a real feature of the property being southerly facing and with an open outlook to farm and woodland. The garden is landscaped and tiered with level lawn, paved patio seating area with outside tap and light, to the northerly side of the property another small private patio area with outside power point that would make an ideal space for

a hot tub, to southerly side of the property an area laid to chippings and paving slabs with timber pergola, trellis with clematis, leading to timber garden shed on chipping stone bed. From the lawn and main patio area steps with a well stocked mature flower and shrub bank leading to a top area of level lawn with a decked seating / ding area with views over open fields.

Tenure

Freehold

Material Information.

Additional information not previously mentioned

- Mains electric supply
- Water mains supply via Bristol Wessex water
- Heating via gas central heating
- Sewerage, mains drainage Bristol Wessex water
- Broadband via fibre to the property

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location



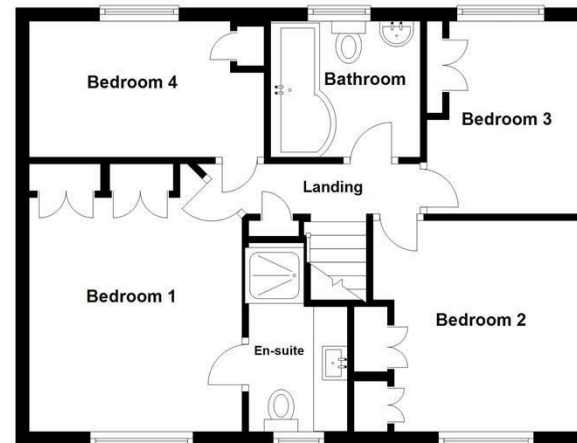




Ground Floor



First Floor



Hobbs & Webb

01934 644664

Open 7 days a week

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

Sun 10.30am - 2.30pm



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.