



Hobbs & Webb

WOODLAND ROAD
Weston-Super-Mare, BS23 4HE

Offers Over £650,000



Hobbs & Webb are delighted to offer to the market this substantial four bedroom detached home, ideally situated on a quiet, tree-lined road in the ever-desirable Uphill end of South Ward. This attractive property is just a short walk from the seafront, within catchment of highly regarded schools, and enjoys a peaceful residential setting perfect for family life.

Thoughtfully upgraded throughout, the home offers a seamless blend of traditional charm and modern style. At the heart of the property is a stunning open-plan kitchen/diner/family room, designed for contemporary living and entertaining. Complementing this impressive space is a separate lounge, a downstairs WC, and four generously sized double bedrooms, all serviced by a beautifully refitted bathroom.

Externally, the property boasts well-maintained front and rear gardens—the rear offering a high degree of privacy and enjoying sun throughout the day. A private driveway provides off-road parking and leads to an attached garage.

Early viewing is highly recommended to appreciate the space, finish, and superb location this family home has to offer. Call today to arrange your viewing.

Local Authority

Council Tax Band: G

Tenure: Freehold

EPC Rating: C

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

Outside

Wooden door opens into;

Entrance Porch

With glazed door opening into the reception hall.

Reception

11'05 x 9'45 (3.48m x 2.74m)

Large, light and airy reception hall with oak Herringbone parquet flooring. Balustrade staircase leading to first floor. Double glazed windows to side and front. Door to cloakroom and under stairs storage cupboard. Glazed door to lounge and kitchen/ open plan family room. Radiator. Telephone point.

Cloakroom

4'39 x 2'93 (1.22m x 0.61m)

Fitted with a white suite comprising; wall mounted wash hand basin and concealed cistern WC. Matching tiling to floor and splash backs. Double glazed window to front. Access to roof space.

Lounge

15'96 x 13'96 (4.57m x 3.96m)

Triple aspect double glazed windows to front and both sides. Picture rail, tv point, spotlights, 5amp plug fittings, radiator. Log burner with slate hearth. Three fitted cabinets, alcove shelving over with LED lights.

Open plan Kitchen/ Dining/ Family room

29'12 x 16'67 max (8.84m x 4.88m max)

The kitchen is fitted with high gloss taupe coloured wall and floor units with

composite work tops over and inset sink unit with retractable hose mixer tap. Matching island with inset AEG induction hob, a mix of storage cupboards under and breakfast bar. Two eye level AEG grill and oven combinations, integrated (Neff) dishwasher, full height integrated separate fridge (Hotpoint) and freezer (Neff). The room is lit with spotlights and two drop pendants over the breakfast bar. Oak Herringbone parquet flooring throughout. Inset wood burning stove with inset for wood storage below, finished with a slate hearth. Tv point. Double glazed windows and french doors opening to the garden. Concealed side door to side access.

Stairs rising to first floor.

First floor landing

Dormer double glazed window to front, picture rail, spotlights and drop pendant over stairs. Loft access.

Master Bedroom

15'97 x 13'98 (4.57m x 3.96m)

Triple aspect double glazed windows to front and both sides, picture rail, tv point, spotlights and 5amp plug fittings.

Bedroom 2

15'93 x 13'96 (4.57m x 3.96m)

Double glazed window to rear, picture rail, single pendant fitting. Door leading to large eaves storage cupboard. Door opening onto lift shaft.

PROPERTY DESCRIPTION

Bedroom 3

13'27 x 8'69 (3.96m x 2.44m)

Double glazed window to rear, spotlights, built in storage cupboard with shelving, picture rail.

Bedroom 4

11'55 x 9'69 (3.35m x 2.74m)

Double glazed window to rear, picture rail, two wall lights, 5amp plug fittings.

Bathroom

13'24 x 5'94 (3.96m x 1.52m)

Fitted with a four piece white suite comprising wall mounted wash hand basin, inset bath with wall mounted tap, close coupled WC, double shower cubicle with screen surround and shower over. Tiled flooring and walls, spotlights, extractor and towel radiator. Two obscured leaded light windows to side.

Outside

To the front of the property there is a pedestrian gate to the garden, picket fence and hedging. A driveway providing off road parking which leads to a single garage with up and over door. The front garden is predominately laid to lawn with planting.

Rear Garden

Predominately laid to lawn with an area of paved patio to the rear of the property. Mature shrub and plant borders with a mixture of trees surrounding the west facing rear garden. Hoggin pathway leading to the rear of garden. Pedestrian side access, tap and door leading to the back of the garage.

Garage

18'52 x 8'02 (5.49m x 2.49m)

With up and over door, plumbing for washing machine. Door to rear garden.

Agent Note

Under the 1979 Estate Agency Act, we are by law required to inform you that the above property is owned by a director of The Property Group (2010) trading as Hobbs & Webb.

















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.