



Hobbs&Webb

GREENACRE

Weston-Super-Mare, BS22 9SL

Price £345,000



Offered to the market with no onward chain, this superbly presented three-bedroom semi-detached home is located in the highly sought-after area of Worlebury.

The property features a welcoming entrance hall, a convenient downstairs cloakroom, a generous 15ft kitchen, and an impressive 21ft dual-aspect lounge/diner with sliding patio doors that open out to the rear garden. Upstairs, the accommodation continues with a spacious landing, three well-proportioned bedrooms, and a modern family bathroom.

One of the standout features of this home is the approximately 80ft south-facing rear garden, providing an ideal space for relaxing or entertaining. To the front, there is a lawned garden and a driveway offering off-street parking for two to three vehicles, along with access to a single garage.

Perfectly positioned just a short distance from Worlebury Golf Course, Weston Woods—ideal for scenic walks and outdoor activities—and the highly regarded Worlebury St Paul's Church of England Primary School, this is a fantastic opportunity to secure a well-maintained home in one of Weston-super-Mare's most desirable locations.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(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

Entrance Hall

A welcoming entrance hall with composite entrance door with vertical obscured glazing and twinned obscure glazed units either side, wood effect laminate flooring, radiator, smoke alarm, stairs rising to the first floor landing and doors to the cloakroom, kitchen and lounge/diner.

Cloakroom

Close coupled WC, wash hand basin with mixer tap over and cupboard below, chrome heated towel rail, uPVC obscured double glazed window to the side aspect, downlights and wood effect laminate flooring.

Lounge/Diner

21'7 x 14'8 max (11'5 min) (6.58m x 4.47m max (3.48m min))

A lovely, bright, dual aspect room with uPVC double glazed window to the front aspect, feature fireplace with slate hearth, television & telephone points, uPVC double glazing sliding patio doors providing access to the rear garden and wood effect laminate flooring.

Kitchen

15'4 x 8'0 (4.67m x 2.44m)

A matching range of wall and base shaker style cupboard and drawer units with solid oak work surfaces and tiled splashbacks. Inset 'Belfast' sink with mixer tap over. Space for range style cooker with extractor hood over. Integrated 'Beko' dishwasher, space for tall fridge/freezer, space and plumbing for washing machine, under-stairs storage space, vertical radiator, wood effect flooring, uPVC double glazed window to the rear aspect and uPVC double glazed door providing access to the rear garden.

Landing

Airing cupboard housing 'Vaillant' gas combination boiler servicing hot water and heating to the property, loft access and doors to the bedrooms and bathroom.

Bedroom One

13'3 x 11'6 (4.04m x 3.51m)

uPVC double glazed window to the front aspect with views toward the Bristol Channel, radiator and telephone point.

Bedroom Two

13'3 x 9'4 (4.04m x 2.84m)

uPVC double glazed window to the front aspect with views toward the Bristol Channel, cupboard with shelving, recess with further shelving and radiator.

Bedroom Three

7'10 x 8'7 plus built in wardrobes (2.39m x 2.62m plus built in wardrobes)

uPVC double glazed window to the rear aspect, radiator and built in wardrobes with hanging rail and shelving.

Bathroom

A beautiful three piece bathroom suite comprising; 'P' shaped bath with mixer tap, rainfall shower, additional handheld shower attachment and folding glass shower screen. Vanity wash hand basin with mixer tap over, low level WC, mirror with LED light, partially tiled walls, vertical radiator, wood effect porcelain tiled flooring and extractor fan.

PROPERTY DESCRIPTION

Rear Garden

The rear garden extends to approximately 80ft in length, enclosed mainly by timber fencing and enjoying a southerly aspect. To the immediate rear elevation is a patio area which continues to the rear of the garage. An Ideal for lounging and barbecues which also provides side access to the garage and gate to driveway, and beyond is a large lawn area with raised flower borders. .

Front Garden

There is a raised lawn garden to the front of the property with shrub and flower borders, surrounded by low level brick walling, pathway to entrance and driveway.

Driveway & Garage

There is a tarmac driveway to the side of the property which leads to the garage with up and over door, lighting, power and side access door to the rear garden.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage

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

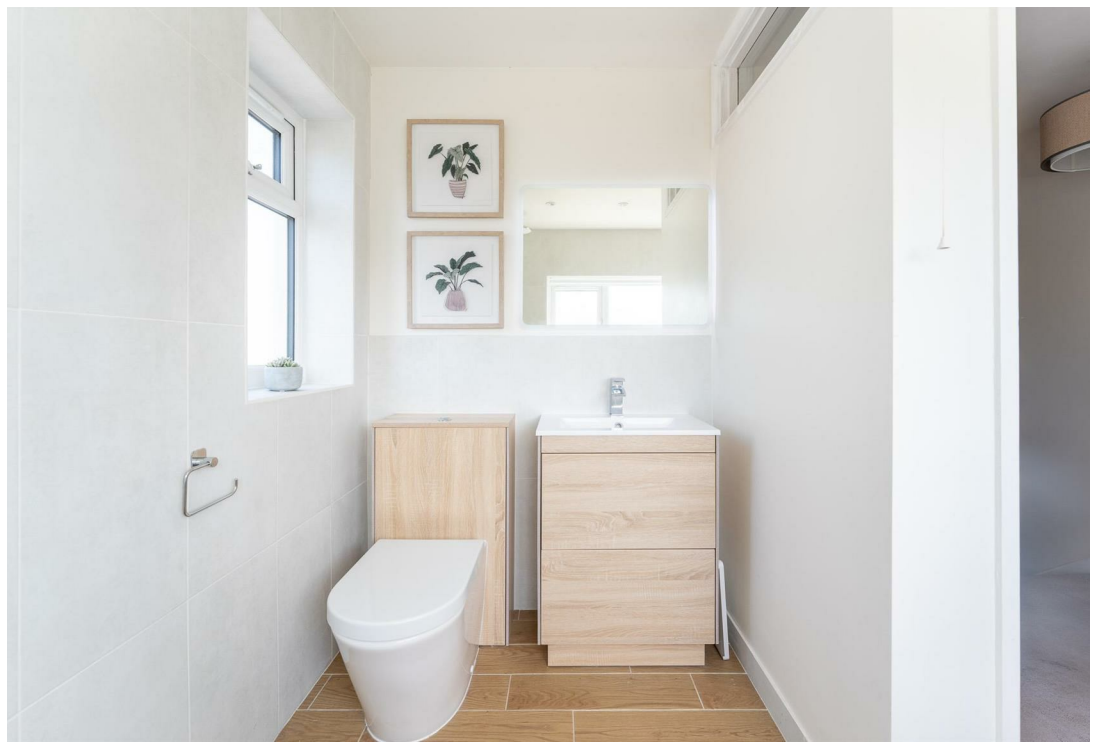
checker.ofcom.org.uk/en-gb/mobile-coverage

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

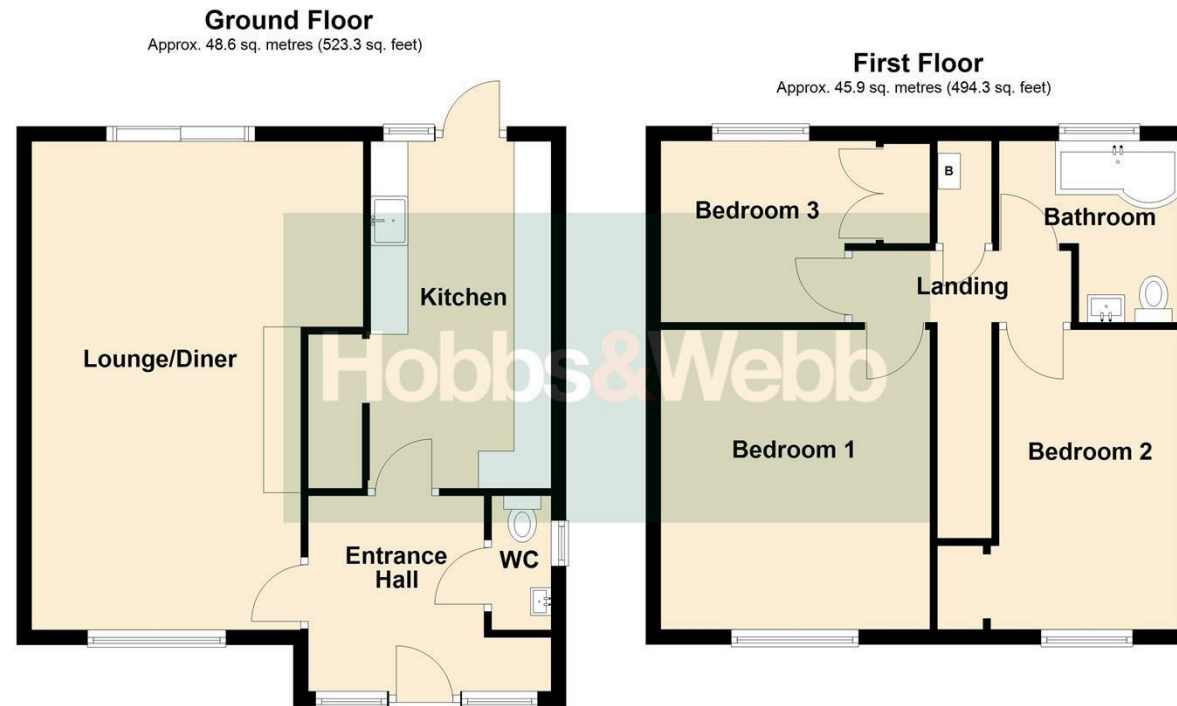
Flood Information:

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









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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.