



Hobbs&Webb

NORFOLK ROAD

Weston-Super-Mare, BS23 3BG

Asking Price £280,000



Offered to the market with no onward chain, this beautifully updated three-bedroom semi-detached home is perfectly positioned in a quiet residential area, just a short walk from local schools, amenities, the sea front, and the train station – ideal for families and commuters alike.

Internally, the property has been tastefully modernised by the current owners and is ready to move straight into. The accommodation comprises a welcoming entrance hall, convenient cloakroom, spacious lounge, and an impressive open-plan kitchen/diner – perfect for entertaining. Upstairs offers a light and airy landing leading to three well-proportioned bedrooms and a stylishly re-fitted family bathroom.

Externally, the West-facing rear garden has been recently landscaped and features a combination of patio and lawn, providing a low-maintenance space for relaxing or entertaining. The front of the property benefits from a neatly kept lawned garden, private driveway with off-street parking, and an adjoining garage.

This is a must-view home with no onward chain complications – perfect for those looking for a smooth and speedy move.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

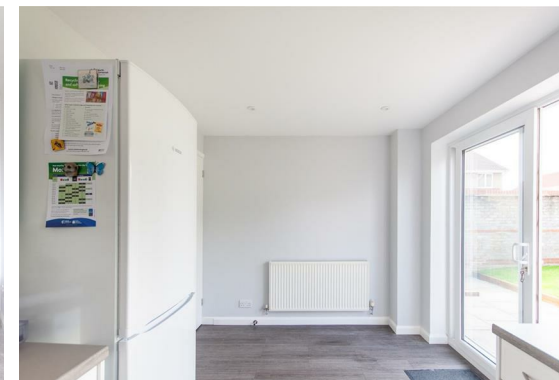
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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

Entrance door into the entrance hall, radiator, door to the cloakroom and door to the lounge.

Cloakroom

Low level WC, pedestal wash hand basin with twin taps over, uPVC obscured double glazed window to the front aspect, radiator and tiled flooring.

Lounge

14'5 narrowing to 11'7 x 13'10 (4.39m narrowing to 3.53m x 4.22m)
UPVC double glazed window to the front aspect, two radiators, stairs rising to the first floor landing, television point and door to the kitchen/diner.

Kitchen/Diner

14'5 x 8'5 (4.39m x 2.57m)
A modern fitted kitchen white gloss wall and base cupboard units with rolled edge work surfaces and upstands. Inset one bowl stainless steel sink and drainer unit with mixer tap over. Four ring ceramic hob with oven below and extractor hood over. Concealed wall mounted gas combi boiler, space and plumbing for washing machine, space for tall fridge/freezer, uPVC double glazed window to the rear aspect, radiator, under-stairs storage cupboard, wood effect laminate flooring and uPVC sliding patio door providing access to the rear garden.

Landing

uPVC double glazed window to the side aspect, loft access, smoke alarm and doors to:-

Bedroom One

13'8 x 8'1 (4.17m x 2.46m)

Coved ceiling, uPVC double glazed window to the front aspect, radiator and telephone point.

Bedroom Two

10'2 x 8'1 max (6'9 min) (3.10m x 2.46m max (2.06m min))

Coved ceiling, uPVC double glazed window to the rear aspect and radiator.

Bedroom Three

6'3 x 7'1 (1.91m x 2.16m)

Coved ceiling, uPVC double glazed window to the front aspect, radiator and over-stairs storage cupboard.

Bathroom

A newly fitted bathroom suite comprising 'P' shaped bath with chrome mains shower and mixer tap over. Low level WC, pedestal wash hand basin with mixer tap over. Partially tiled walls, uPVC obscured double glazed window to the rear aspect, radiator and tiled flooring.

Outside

Front Garden

Lawn area to the front with mature shrubs.

Rear Garden

A lovely sized west facing garden laid to sandstone patio tiles and lawn with brick wall and fencing boundaries. uPVC rear door providing access to the garage.

PROPERTY DESCRIPTION

Garage & Driveway

17'6 x 8'3 (5.33m x 2.51m)

Up and over door, power, lighting, rear access door and uPVC double glazed window and pitched roof.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered or not. Must state.
- Heating electric room heating, wood burner
- Sewerage septic tank or cesspit etc. Please state.

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

Ofcom checkers below:

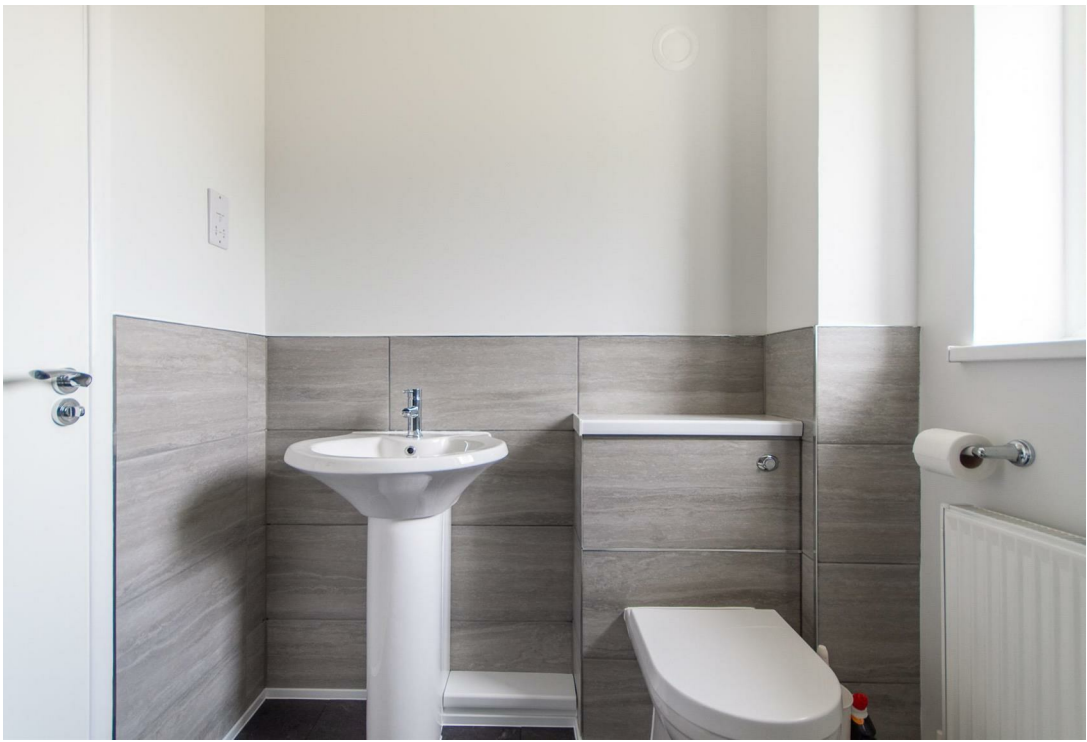
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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









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Plan produced using PlanUp.

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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.