



Hobbs&Webb

BLEADON HILL
Weston-Super-Mare, BS24 9JE

Price £550,000



Hobbs & Webb are delighted to present this beautifully improved four-bedroom detached family home, perfectly positioned on Bleadon Hill and offering stunning views across Weston's coastline.

The property has been thoughtfully upgraded by the current owners, providing spacious and modern accommodation throughout.

On the ground floor, a welcoming entrance hall leads to a cloakroom, a stylish re-fitted kitchen/breakfast room with separate utility, and a generous 23ft lounge/dining room – ideal for family living and entertaining.

Upstairs, there are four well-proportioned double bedrooms, all enjoying attractive outlooks, alongside a contemporary re-fitted shower room and a modern family bathroom.

Outside, the rear garden features a raised patio accessed directly from the lounge/dining room, creating the perfect spot for alfresco dining. The remainder of the garden is mainly laid to lawn, offering plenty of space for children to play or families to relax. To the front, a private driveway provides off-street parking and leads to a double garage.

This is a wonderful opportunity to secure a spacious family home in a highly desirable location. Early internal viewing is strongly advised.

Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	79
(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

Covered Porch

Mosaic tiled flooring and uPVC wood effect patterned double glazed entrance door.

Entrance Hall

Wood effect uPVC obscure double glazed window to the front aspect, radiator, coved ceiling, wood effect flooring, cupboard with double doors, further cupboard under the stairs, stairs rising to the first landing with oak and glass balustrade, and doors to the cloakroom, kitchen/breakfast room and lounge/diner.

Cloakroom

Low level WC, rectangular vanity wash hand basin with chrome mixer tap and tiled splashbacks, uPVC obscured double glazed window to the front aspect, coved ceiling, radiator, shaver point and wood effect laminate flooring.

Kitchen/Breakfast Room

17'1 x 12'0 max (6'9 min) (5.21m x 3.66m max (2.06m min))

A wonderful entertaining space comprising wall and base grey shaker style cupboard and drawer units with square edge work surfaces and upstands. One and a half bowl stainless steel sink and drainer. Induction hob with extractor canopy over. Eye level double oven, integrated fridge/freezer, integrated dishwasher, breakfast bar, larder cupboards, uPVC double glazed window to rear aspect, downlights, radiator, tiled flooring and opening to the utility room.

Utility Room

12'0 x 5'6 (3.66m x 1.68m)

Base cupboards with work surfaces to match the kitchen. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine, large uPVC double glazed window to the front aspect, radiator, tiled flooring, downlights and uPVC double glazed door providing access to the rear garden.

Lounge/Dining Room

23'5 x 14'1 max (10'9 min) (7.14m x 4.29m max (3.28m min))

Large uPVC double glazed bay window to the front aspect, television point, uPVC double glazed window to the side aspect with views towards Brean Down., two radiators and uPVC double glazed sliding patio doors providing access to the rear garden.

Landing

Large uPVC double glazed window to the rear aspect with views towards the coastline and Quantock Hills, radiator, smoke alarm, loft access, airing cupboard housing hot water tank and doors to the bedrooms, bathroom and shower room.

Bedroom One

14'3 x 12'5 (4.34m x 3.78m)

Large uPVC double glazed window to the front aspect with views towards Weston-super-Mare coastline and Bristol Channel. Radiator, fitted triple wardrobe with sliding mirrored doors, matching dressing table and drawer units, two wall lights and television point.

Bedroom Two

12'6 x 10'1 (3.81m x 3.07m)

Large uPVC double glazed window to the front aspect with the same views as bedroom one, radiator.

Bedroom Three

10'0 x 10'1 plus fitted wardrobe (3.05m x 3.07m plus fitted wardrobe)

Large uPVC double glazed window to the front aspect with the same views as bedrooms one and two, radiator and built in wardrobe with hanging rail.

PROPERTY DESCRIPTION

Bedroom Four

11'1 x 10'11 (3.38m x 3.33m)

Dual aspect uPVC double glazed window to the rear and side aspects with uninterrupted views towards Brean Down, Steep Holm and Bristol Channel.

Downlights, radiator and wood effect laminate flooring.

Bathroom

10'1 x 5'5 (3.07m x 1.65m)

A modern three piece suite comprising double ended panelled bath with central chrome mixer tap and shower attachment. Rectangular vanity wash hand basin with chrome mixer tap, low level WC, two obscure double glazed windows to the side and rear aspects, vertical radiator, partially tiled walls and laminate tiled flooring.

Shower Room

6'3 x 6'0 (1.91m x 1.83m)

Large fully tiled walk in shower cubicle with rainfall power shower, additional handheld shower attachment and glass door. Rectangular vanity wash hand basin with chrome mixer tap over, low level WC, vertical radiator, uPVC obscured double glazed window to the rear aspect, partially tiled walls, downlights, extractor fan and tiled effect laminate flooring.

Rear Garden

Step out from the lounge/diner onto an attractive raised patio with elegant railing, the perfect spot for morning coffee or evening drinks. A gentle step leads down to the main garden, beautifully arranged with a combination of paved patio and lush lawn, framed by conifers, a mature tree, and vibrant flower borders that provide colour and charm throughout the seasons. Benefiting from a sunny south-westerly

aspect and a wonderful sense of privacy, this outdoor space is ideal for relaxation and entertaining alike. Practical features include gated side access on both sides of the property and steps down to a uPVC double-glazed door opening into the spacious double garage.

Double Garage

23'11 x 14'4 narrowing to 11'1 (7.29m x 4.37m narrowing to 3.38m)

Electric up and over door,, power, lighting, 'Ideal' gas boiler, uPVC double glazed window and door providing access 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:

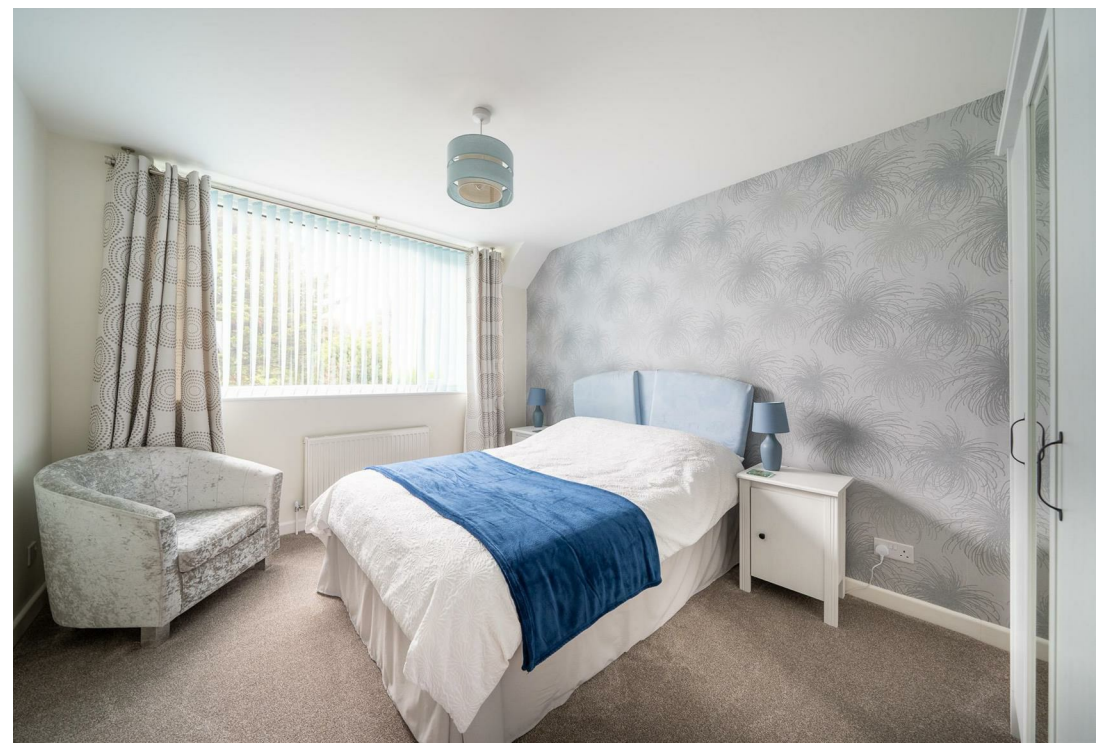
checker.ofcom.org.uk/en-gb/mobile-coverage

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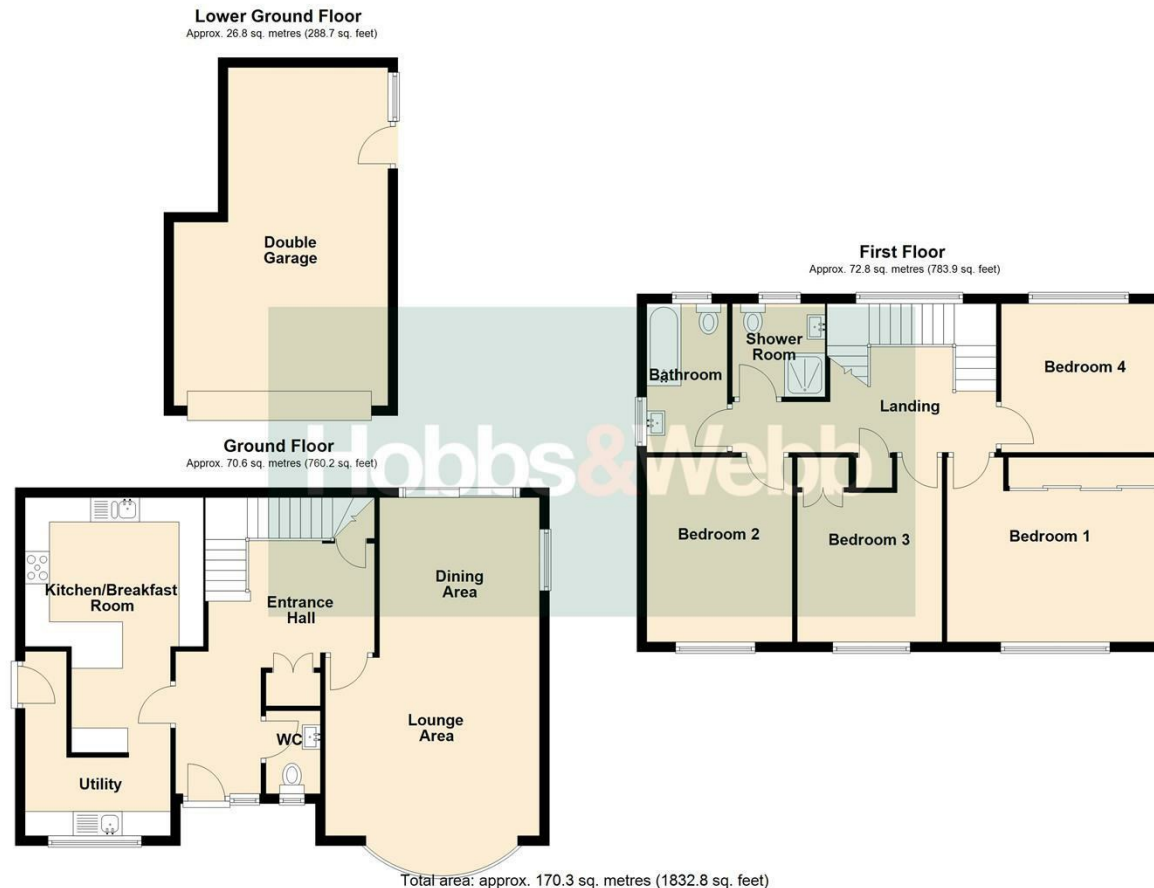
Flood Information:

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









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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.