



**Hobbs&Webb**

**ELMSLEIGH ROAD**  
Weston-super-Mare, BS23 4JW

Price £725,000





Welcome to this impressively extended and meticulously renovated detached Edwardian residence, gracefully situated on one of Weston-super-Mare's most prestigious roads. This exceptional home seamlessly combines period charm with modern living, making it an ideal haven for discerning buyers.

As you step through the entrance porch, you are greeted by a welcoming entrance hall that exudes warmth and character. The spacious living room, adorned with a beautiful stone fireplace and a grand bay window, offers a perfect setting for relaxation and entertaining. Adjacent to this is a cozy sitting room, which leads through a large opening to an awe-inspiring open-plan kitchen/dining/lounge space. This magnificent area, illuminated by three stunning sky lanterns, boasts bi-folding doors that seamlessly connect the indoor space to the lush rear garden. A well-appointed utility room provides additional storage and space for extra appliances, ensuring a clutter-free living environment.

Ascending to the first floor, a bright and airy landing provides access to all four generously proportioned bedrooms. The second bedroom is a luxurious retreat, complete with an en-suite shower room and a spacious walk-in wardrobe. The fourth bedroom offers a delightful balcony, perfect for enjoying tranquil moments and picturesque views. A refitted four-piece bathroom suite, designed with contemporary elegance, completes the upstairs accommodation.

For those seeking further expansion, the property comes with granted planning permission for a loft extension, which will create an additional bedroom, allowing for even more versatility and space.

The outside spaces of this home are equally impressive. The meticulously landscaped gardens are a riot of color, filled with vibrant flowers, mature shrubs, and majestic trees. The expansive rear garden, measuring approximately 80 feet, is a true sanctuary, featuring a well-maintained lawn, a spacious patio area, a charming summer house, and a dedicated v

## 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	60	
(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**

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# PROPERTY DESCRIPTION

## Entrance Porch

9'8" x 5'7" (2.95 x 1.70)

Composite entrance door with double glazed inset, uPVC double glazed windows, quarry tiled floor, composite entrance door with side glazed units into the entrance hall.

## Entrance Hall

12'7" x 10'5" (3.84 x 3.18 (3.83 x 3.17))

A welcoming entrance hall with quarter turn staircase rising to the first floor landing, understairs storage cupboard, cornice coving, picture rail, smoke alarm, door to the inner hall and doors to:-

## Living Room

13'0 x 15'9 into bay (3.96m x 4.80m into bay )

uPVC double glazed bay window to the front aspect, cornice coving, picture rail, stylish wall paneling, open fire with minster style stone surround, butlers bell, television point and radiator.

## Sitting Room

14'6" x 12'10" (4.42 x 3.91)

Cornice ceiling, stylish wall paneling, open fire with minster style stone surround, built in cupboards and shelving either side of the chimney breast, butlers bell, wall mounted television point, radiator and opening to a the fantastic open plan kitchen/dining/lounge space.

## Inner Hall

Coved ceiling, picture rail and doors to the cloakroom, office and open plan kitchen/dining/lounge space.

## Cloakroom

Low level WC, rectangular vanity wash hand basin with mixer tap over. Fully tiled walls, radiator, extractor fan, wood effect laminate flooring, automatic light and original chimes for butler bells.

## Office

6'6 x 5'10 (1.98m x 1.78m)

uPVC double glazed window to the side aspect, radiator, telephone point and wood effect laminate flooring.

## Open Plan Kitchen/Dining/Lounge

24'2 x 19'4 (7.37m x 5.89m )

A superb open plan space perfect for entertaining family and friends. A newly fitted kitchen with grey gloss range of cupboard and drawers with work surfaces and upstands. Inset composite one and a half bowl sink and drainer unit with chrome instant hot water mixer tap over. 'Neff' five ring gas hob with extractor canopy over. Eye level 'Neff' oven and grill, 'Beko' integrated dishwasher, wine cooler, uPVC double glazed window with rear aspect over the rear gardens, vertical radiator, further range of grey gloss cupboards with walk-in larder cupboard, integrated microwave and space for an American style fridge/freezer. Three triple glazed sky lanterns flooding the room with natural light, radiator, television point, wood effect laminate flooring, opening to the sitting room, bi-folding doors providing access to the rear garden, door to the inner hall and further door to the utility room.

## Utility Room

12'1 x 7'10 (3.68m x 2.39m)

A matching range of wall and base cupboard units with rolled edge work surfaces and tiled splashbacks. Inset one bowl stainless steel sink and drainer unit with twin taps over. Space and plumbing for washing machine & tumble dryer, radiator, wood effect laminate flooring and uPVC double glazed door providing access to the rear garden.

## First Floor Landing

uPVC double length window to the side aspect, radiator, picture rail, loft access with drop down ladder at attic space (approval granted for a further bedroom in the loft space) and doors to the bedrooms and bathroom.

# PROPERTY DESCRIPTION

## Bedroom 1

16'2" x 13'0" (4.93 x 3.96)

Cornice coved ceiling, picture rail, radiator, butlers bell and uPVC double glazed bay window to the front aspect.

## Bedroom 2

14'8" x 12'11" (4.47 x 3.94)

Cornice coved ceiling, picture rail, uPVC double glazed window to rear aspect, original butlers bell, walk-in-wardrobe and door to en-suite shower room.

## En-suite Shower Room

Fully tiled walls, glass corner shower cubicle with mains rainfall shower and additional shower attachment, vanity wash hand basin with chrome mixer tap over, low level WC, chrome heated towel rail, extractor fan and wood effect laminate flooring.

## Bedroom 3

10'1" x 9'10" (3.07 x 3.00)

Picture rail, uPVC double glazed window to the side aspect and radiator.

## Bedroom 4

10'6" x 5'11" (3.20 x 1.80)

Radiator and uPVC double glazed french doors providing access to the balcony which is a perfect seating area overlooking the front gardens.

## Bathroom

6'1" x 5'9" (1.85 x 1.75)

Fully tiled walls, double ended bath with central chrome mixer tap and shower attachment. Double length shower cubicle with rainfall shower, rectangular vanity wash hand basin with chrome mixer tap, low level WC, chrome heated towel rail, two uPVC obscure double glazed windows to the side aspect, extractor fan and wood effect laminate flooring.

## Outside

Front garden approached via timber gates, enclosed by local lime stone walling.

Tarmacadam driveway providing parking to garage with electric rolling door to double length garage/workshop. The remainder of the front garden is laid to lawn with well stocked mature flower beds and borders. The rear is principally laid to patio and lawn with flower and shrub beds and borders, timber summerhouse. A second section of vegetable garden with raised beds, apple trees, walnut tree, timber potting shed and timber greenhouse on block walling. Rear garden predominately enclosed by local lime stone walling and enjoys a good level of privacy and a sunny aspect. To the side of the property is an access gate leading to the front garden where you will also find an outside tap.log store and further storage shed.

## Garage & Workshop

31'4 x 12'1 (9.55m x 3.68m )

Electric rolling door, power, lighting and opening to the workshop area with further power, lighting and access door to the rear garden.



















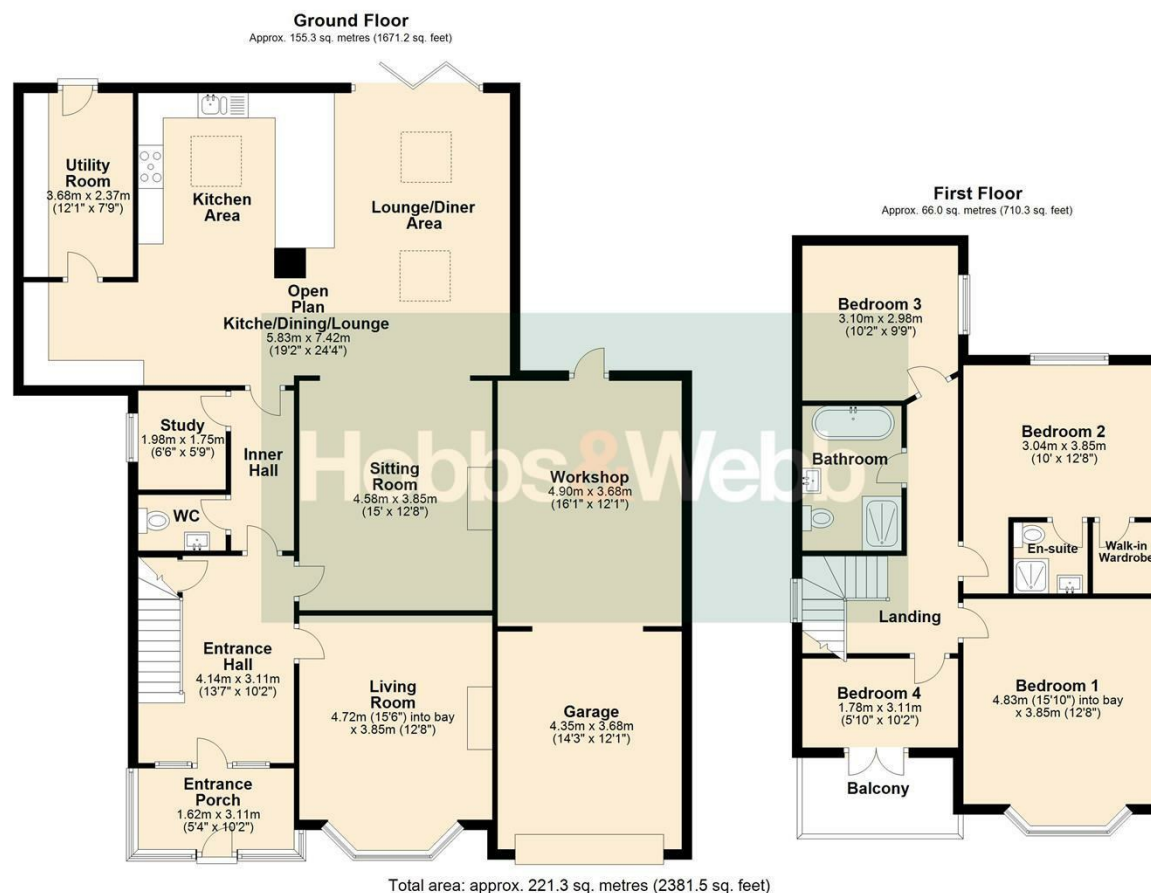












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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate 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.