







40 CORALBERRY DRIVE

ASKING PRICE OF £375,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- FOUR BEDROOMS
- OFF STREET PARKING
- GENEROUS GARDEN
- CONVERTED GARAGE
- FREEHOLD PROPERTY

40 CORALBERRY DRIVE, BS22 6SG

4 1 2 TBC

Offered with off street parking, a substantial plot for the area and renovated throughout, this four bedroom link detached home offers deceptively spacious and versatile accommodation, presenting an excellent opportunity for both residential buyers and investors alike.

Bright and airy throughout, the property briefly comprises an entrance porch leading through to a recently fitted WC and hallway. The spacious lounge runs the full width of the property, providing an excellent main reception space, while the open plan kitchen diner features modern style fitted units, integrated appliances and an impressive central island with breakfast bar, creating a practical space for both everyday living and dining.

To the rear, two further rooms offer excellent flexibility and could be adapted to suit a variety of needs. These lead through to the converted garage, currently used as a bedroom, providing further useful accommodation and scope for alternative uses.

Upstairs, the property continues with two spacious double bedrooms, a generous single bedroom, a recently fitted family bathroom and a separate WC.

Outside, the fully enclosed wraparound rear garden is laid to a mixture of decking, artificial grass and gravel, with a hot tub beneath a feature canopy. A further workshop or summerhouse provides additional flexibility and can be included or removed subject to negotiation.

The front plot is particularly substantial for the area, extending much further than might initially be expected. There is driveway parking for multiple vehicles, a fenced storage area and a generous front lawn complemented by mature trees and a hedgerow border, offering a considerable amount of outdoor space alongside the property's already versatile accommodation.

LOCATION

Coralberry Drive is situated within Mead Vale, offering a convenient residential location with a range of everyday amenities close at hand. Worle High Street is within easy reach, providing a choice of local shops, supermarkets and other essential services, while the nearby Worle Recreation Ground and local leisure facilities offer additional options for outdoor activities and exercise.

40 CORALBERRY DRIVE, NORTH SOMERSET, BS22 6SG

The area is well placed for access to Worle railway station, providing connections towards Bristol and beyond, while the nearby M5 motorway makes it a practical choice for commuters travelling further afield. Local bus services also provide connections through Mead Vale and towards Weston super Mare town centre.

Combining access to local amenities, public transport and wider road networks, Coralberry Drive offers a convenient base for a range of buyers looking to make their home in this part of Weston super Mare.

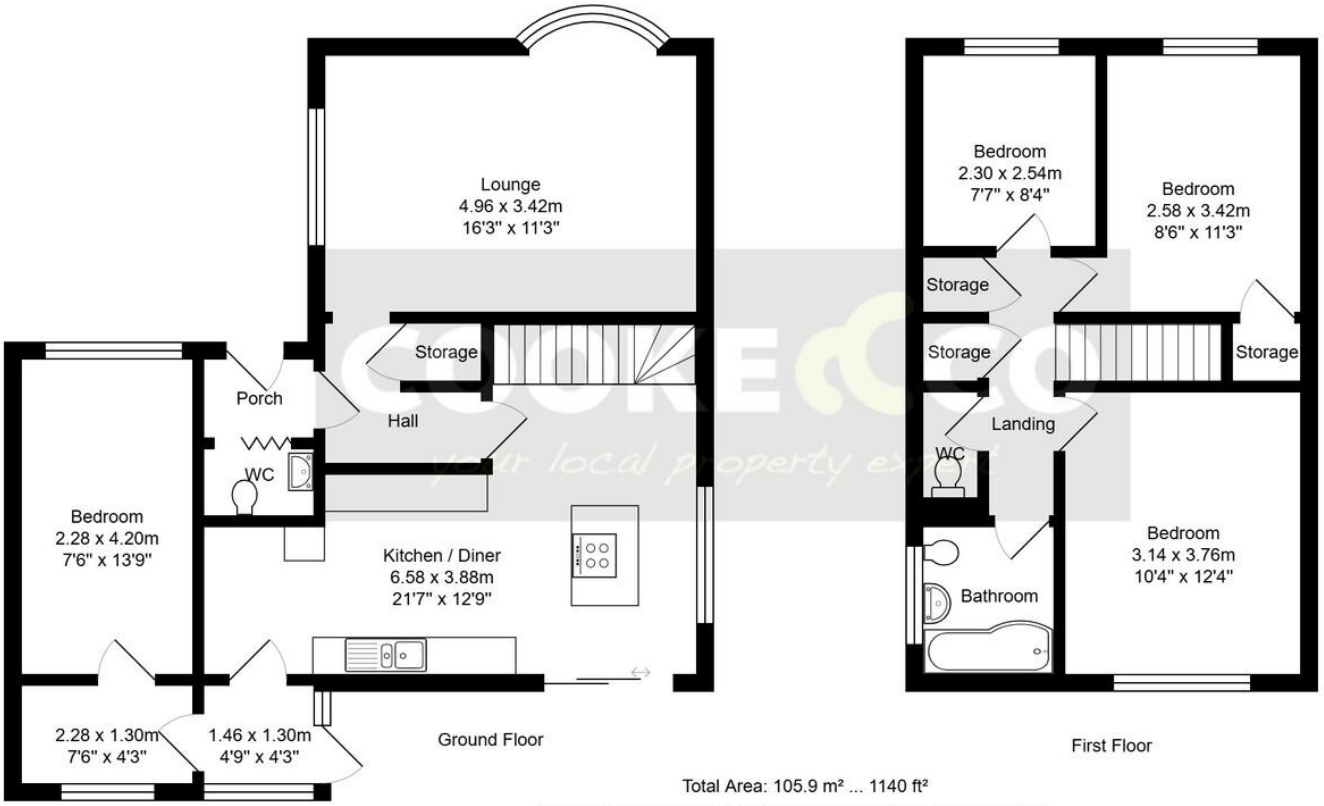








Council Tax:
Band C
Local Authority:
North Somerset District Council



Total Area: 105.9 m² ... 1140 ft²

All measurements are approximate and for display purposes only.



EPC Pending

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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