

Hobbs&Webb

KELSTON ROAD

Weston-Super-Mare, BS22 7FD

Price £310,000

3 3 2

Hobbs and Webb are delighted to bring to the market this superbly presented and impressively extended three/four-bedroom semi-detached family home, situated in the popular residential area of North Worle. Ideally positioned for access to excellent local schools, shops and amenities, with Worle train station and the M5 motorway also within easy reach, the property offers an excellent combination of space, versatility and convenience.

Immaculately presented throughout, the property has been thoughtfully extended to provide generous and flexible family accommodation. The ground floor comprises a welcoming lounge, a stylishly refitted kitchen/diner, and a bright and spacious sun room featuring Velux windows. There is also a useful utility room, together with a versatile playroom/fourth bedroom and a contemporary shower room, making this an ideal space for guests, older children or those working from home.

To the first floor are three well-proportioned bedrooms and a refitted family bathroom.

Outside, the attractive rear garden enjoys a sunny aspect and has been landscaped with a combination of composite decking and lawn, creating an excellent space for outdoor dining, entertaining or simply relaxing. To the front, a private driveway provides off-road parking for two vehicles.

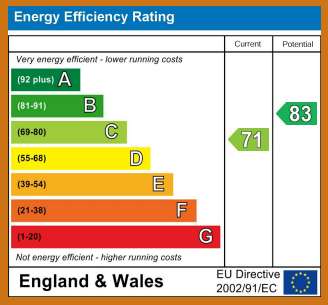
This impressive home offers excellent versatility and has been finished to a high standard throughout. An early viewing is highly recommended to fully appreciate the generous accommodation and desirable location on offer.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C



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

Wood effect uPVC obscured double glazed entrance door into the entrance hall, radiator, wood effect laminate flooring, door to the shower room and door to the lounge.

Lounge

15'7 max x 14'7 max (4.75m max x 4.45m max)

uPVC double glazed window to the front aspect, radiator, feature electric fireplace, television point, stairs rising to the first floor landing, opening to the playroom/ground floor bedroom and door to the kitchen/diner.

Kitchen/Diner

14'7 x 10'3 (4.45m x 3.12m)

A beautiful kitchen/diner which seamlessly flows into the sun room creating an excellent space for hosting family and friends. Comprising matching white gloss wall and floor cupboard and drawer units with marble effect work surfaces and tiled and splashbacks. Inset one and a half bowl sink and drainer unit with mixer tap over. Four ring induction hob with extractor hood over. Two ovens, integrated dishwasher and under-counter fridge, uPVC double glazed window to the rear aspect, wood effect laminate flooring, uPVC double glazed door to the utility room and opening to the sun room.

Sun Room

9'6 x 7'9 (2.90m x 2.36m)

Two Velux windows, uPVC double glazed window to the rear aspect, television point, wood effect laminate flooring and uPVC double glazed French doors providing access to the rear garden.

Utility Room

9'4 x 7'1 (2.84m x 2.16m)

Matching work surfaces to the kitchen with space and plumbing for washing machine and tumble dryer. Space for American style fridge/freezer, cupboard, tiled flooring, uPVC double glazed window and door providing access to the rear garden and door to the playroom/ground floor bedroom.

Playroom/Ground Floor Bedroom

16'6 x 7'8 (5.03m x 2.34m)

uPVC double glazed window to the front aspect, radiator, loft access and door to the shower room.

Shower Room

Fully tiled corner shower cubicle with rainfall shower. Low level WC, wash hand basin with mixer tap over, chrome heated towel rail, uPVC obscured double glazed window to the front aspect, tiled walls and tiled flooring.

Landing

uPVC double glazed window to the side aspect, airing cupboard housing gas combi boiler, loft access and doors to the bedrooms and bathroom.

Bedroom One

12'3 x 8'4 (3.73m x 2.54m)

uPVC double glazed window to the front aspect, coved ceiling and radiator.

Bedroom Two

9'4 plus built in wardrobe x 8'8 (2.84m plus built in wardrobe x 2.64m)

uPVC double glazed window to the rear aspect, built in wardrobe with double doors and radiator.

PROPERTY DESCRIPTION

Bedroom Three

8'5 x 5'10 (2.57m x 1.78m)

uPVC double glazed window to the front aspect, coved ceiling and radiator.

Bathroom

A stylish re-fitted bathroom comprising 'L' shaped bath with rainfall shower over and glass shower screen. Wall mounted wash hand basin with double drawer below. Low level WC, tiled walls, uPVC obscured double glazed window to the rear aspect and tiled flooring.

Rear garden

A lovely garden which enjoys a sunny aspect. Laid to composite decking and lawn with a tiled pathway. Outside tap, raised flower borders, fenced boundaries and timber shed.

Driveway

Partially block paved and tarmac driveway providing off street parking for two vehicles.

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.
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

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



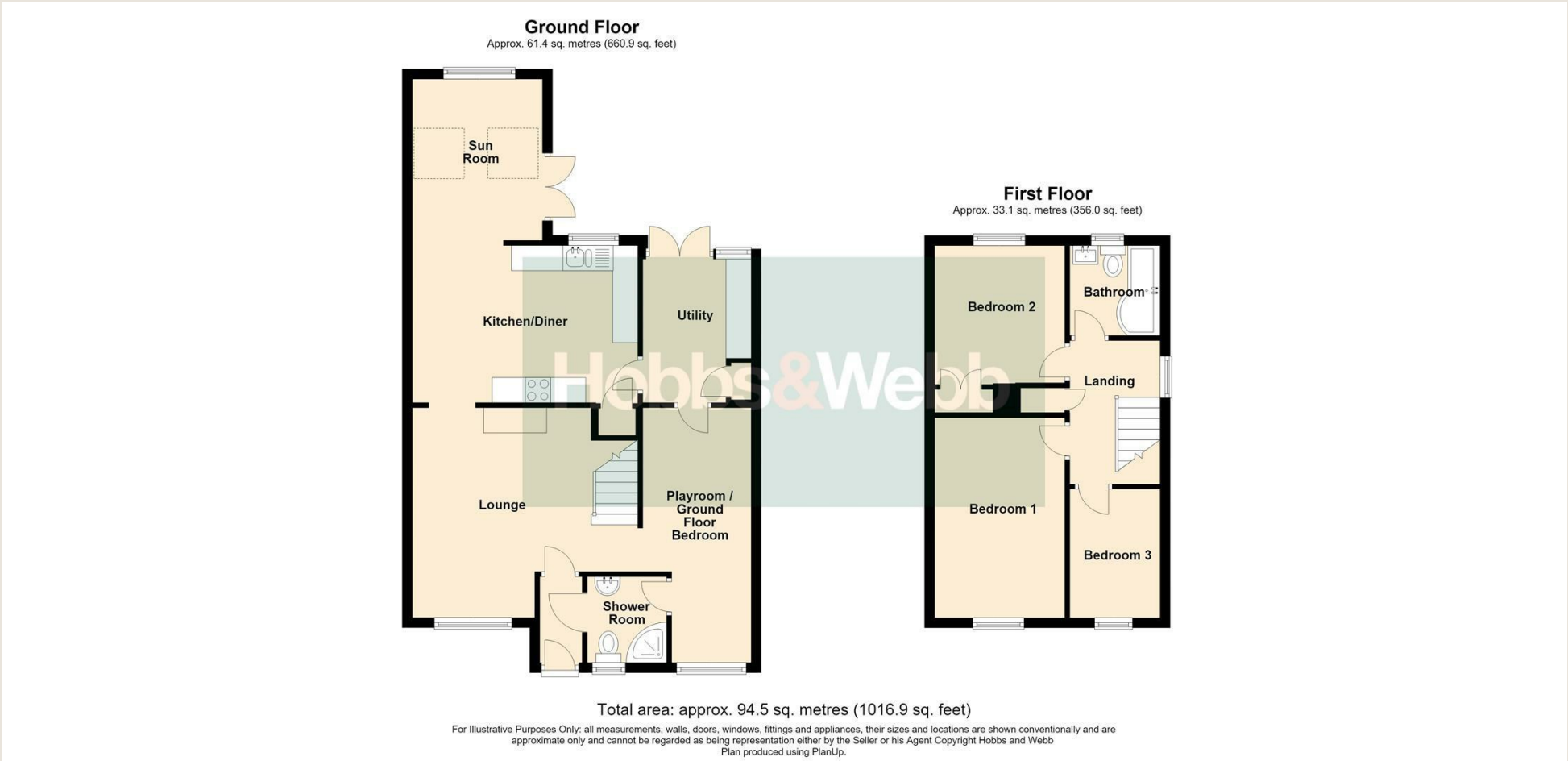












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Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm

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 replied upon for furnishing purposes and are approximate.