



94 WENTWOOD DRIVE

Weston-Super-Mare, BS24 9ND

Offers Over £500,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

THE ONE WITH THE VIEWS! Mayfair Town and Country are thrilled to welcome to the market this luxurious and incredibly deceptive, four double bedroom home. Commanding a prime position among the highly sought after Bleadon Hillside, the property benefits from far-reaching views over Blean and towards North Devon to the front and a beautifully landscaped garden to the rear, all the while remaining in turnkey condition.

Internally, the property comprises a welcoming entrance hallway leading to a separate W/C and convenient study, a striking living room takes full advantage of the distant views while under stairs storage adds to the practicality of this home. An expansive 31 ft open plan living area further enhances the property, featuring a fully furnished kitchen and breakfast bar, flowing seamlessly into a dining and family area creating a setting for both entertaining an every day living.

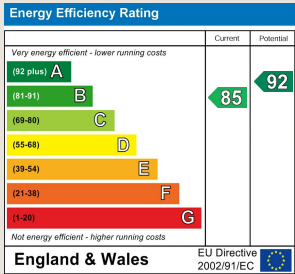
Upstairs, the property keeps impressing with four well proportioned, double bedrooms, alongside a modern family bathroom. The principal bedroom benefits from a air conditioning unit, wonderfully presented en-suite as well as enjoying views across the countryside and Severn Channel.

Situation

- 0.21 miles - Bus Stop
 - 0.31 miles - Tesco Express
 - 0.75 miles - Queens Arms Pub
 - 0.77 miles - Bleadon Hill Golf Course
 - 1.43 miles - Uphill Beach
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: F
Tenure: Freehold
EPC Rating: B



PROPERTY DESCRIPTION

Hallway

A spacious and welcoming hallway provides a serene entrance, obscure uPVC double glazed window to the side of the front door, radiator, under stairs storage cupboard and doors to;

Study

8'9" × 5'7" (2.67m × 1.70m)

uPVC double glazed window to the front providing a calming countryside outlook.

Downstairs Cloakroom

Obscure uPVC double glazed window to the side, tiled flooring, radiator, low level W/C with storage ledge above, rectangular hand wash basin with mixer tap over and tiled surround.

Lounge

16'6" × 14'5" (5.03m × 4.39m)

The lounge boasts an abundance of space, a substantial uPVC double glazed window to the front floods the room with light while providing outlooks towards the countryside and North Devon, radiator and a plentiful supply built in storage ledges and cupboards.

Open Plan Kitchen/Dining/Family Room

31'4" × 12'6" (9.55m × 3.81m)

An expansive open plan living space provides the perfect area for hosting and entertaining, or just simply relaxing. Starting with the fully furnished kitchen, fitted with a comprehensive range of base and eye level units, complemented by surplus worktop space which flows into a breakfast bar, fully tiled flooring and LED kick-board lights that line the bottom of the base units. uPVC double glazed window overlooks the rear garden, inset one and a half stainless steel sink with adjacent drainer and mixer tap over, five ring gas hob set into the worktop with extractor over and a host of integrated appliances; including a fridge/freezer, dishwasher and washing machine all concealed behind matching cupboard fronts, further enhanced by a built in,

eye level 'Bosch' oven and separate second oven/grill above.

The kitchen flows seamlessly into an extensive dining and seating area, featuring uPVC double glazed windows parallel to uPVC double glazed french doors that open out to the rear garden, further complemented by two radiators and ample space for dining room furnishings in front. Beyond this, a further seating area features another uPVC double glazed window overlooking the rear garden, a feature entertainment wall and further scope for a seating area and furnishings, creating a versatile and inviting living space.

Landing

Radiator, storage cupboard and doors to;

Bedroom One

14'7" × 12'5" (4.45m × 3.78m)

uPVC double glazed window to the front enjoying views over the countryside and Severn Channel, air conditioning unit, radiator, built in double door wardrobe and door to;

En-suite

Beautifully presented, the en-suite hosts a white suite consisting of a low level w/c, rectangular hand wash basin with mixer tap over and a mains rainfall shower, enclosed by a cubicle with a sliding glass door and fully tiled surround. The en-suite further benefits from an extractor fan, towel radiator and downlights.

Bedroom Two

12'4" × 11'6" max measurement (3.76m × 3.51m max measurement)

uPVC double glazed window to the rear, radiator and a plentiful supply of built in storage, including three singular storage cupboards alongside a triple set chest of drawers.

PROPERTY DESCRIPTION

Bedroom Three

12'4" x 11'3" max measurement (3.76m x 3.43m max measurement)
uPVC double glazed window to the rear, radiator and built in storage including two singular storage cupboards and a triple set of drawers.

Bedroom Four

12'4" x 10'3" max measurement (3.76m x 3.12m max measurement)
Although the fourth bedroom, this still remains a spacious double. uPVC double glazed window to the front presenting countryside views and a radiator.

Bathroom

A modern family bathroom, white suite comprising a low level w/c, hand wash basin with a mixer tap over, bathtub with mixer tap and mains shower over as well as a fully tiled surround. Further enhanced by a uPVC double glazed 'Velux' window, shaver point, extractor fan, towel radiator and a built in, eye level mirrored storage cupboard.

Rear Garden

Enclosed by fencing and the property's garage, this beautifully landscaped rear garden provides the perfect place for outdoor entertaining and relaxing. Stepping through french doors from the dining area, the upper tier features an elevated seating area finished with stylish porcelain paving and complemented by a low-level boundary wall lined with LED lighting. Steps provide access to the lower tier of the garden, with another seating area laid to porcelain slabs opposite from an artificial grass section, adding to the low maintenance feel. A gate to the side of the garden, allowing an easy passage to the garage and driveway.

Driveway

The driveway is located to the side of the property and in front of the garage, providing off street parking for two vehicles. Courtesy gate creates access to the garden.

Garage

23'04" x 10'07" (7.11m x 3.23m)
With an up and over door to the front, with power and lighting.

Front Garden

A wrap around front garden which is laid to lawn and a paved walkway to the front door.

Material Information

We have been advised the following:

Tenure & Area Charge - We have been advised this property is FREEHOLD and there is an annual service charge of roughly £359.12 (£179.56 paid half yearly) which is for the upkeep of the area including private gardeners for communal areas.

Council Tax - F

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

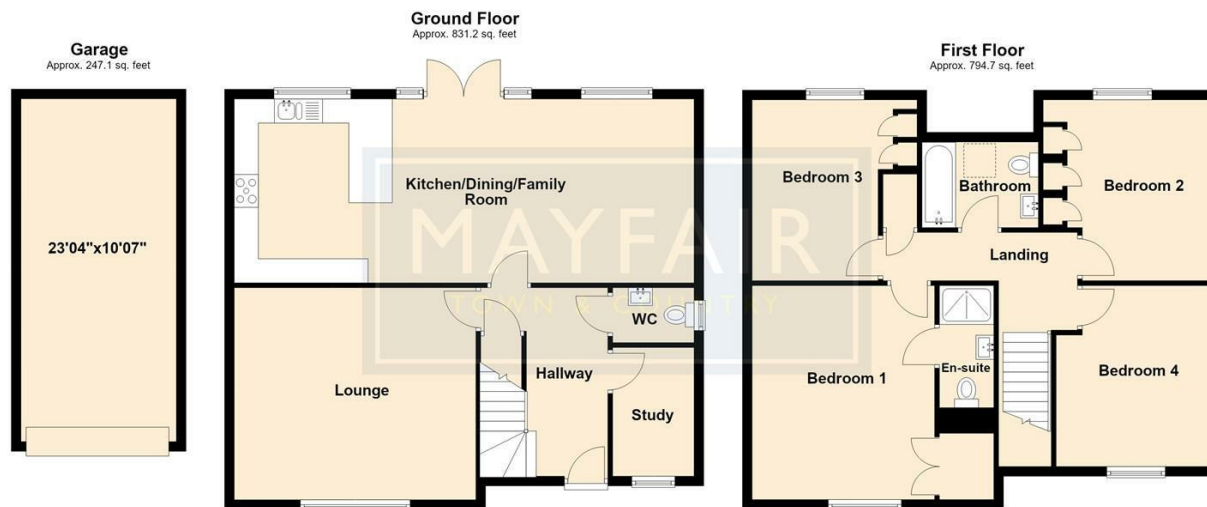
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



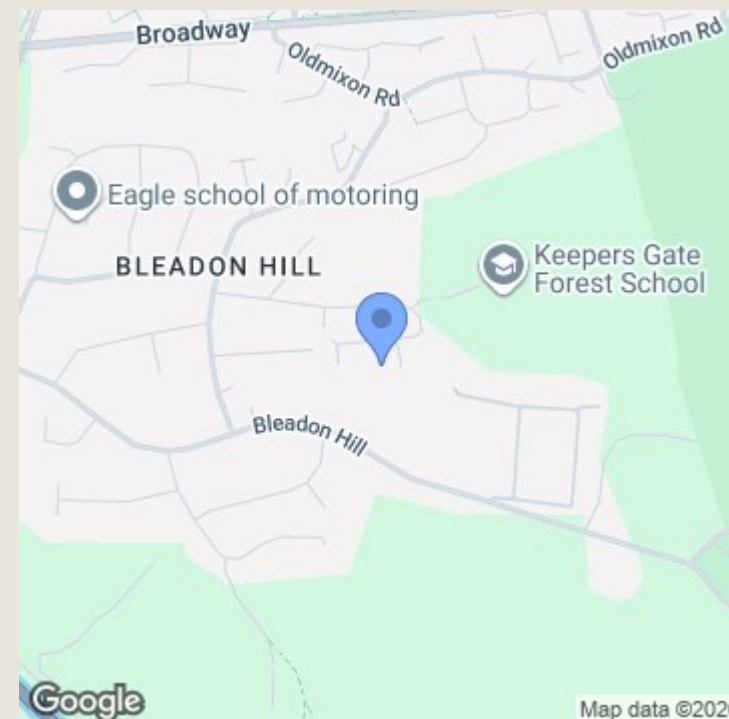






Total area: approx. 1873.0 sq. feet

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Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

