Sales
01934 842000

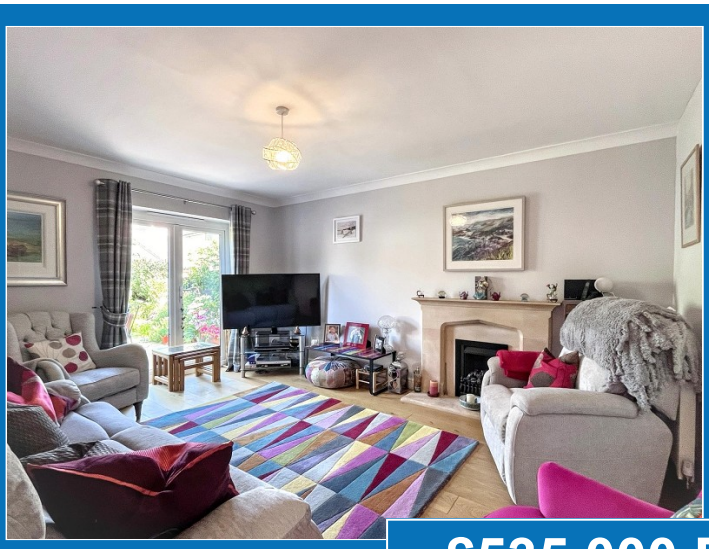
sales@farrons.co.uk

FARRONS
SALES & LETTING
www.farrons.co.uk

Lettings
01934 842000

lettings@farrons.co.uk

BLUE WATER DRIVE, ELBOROUGH, BS24 8PF



£535,000 FREEHOLD

Beautifully presented four-bedroom detached family home, occupying a desirable position in the sought-after village of Elborough. Featuring a double garage, generous driveway and superbly landscaped front and rear gardens, this impressive property offers spacious, well-balanced accommodation, ideal for modern family living and effortless entertaining.

Council Tax Band: E

Location

14 Blue Water Drive is situated in a very peaceful cul-de-sac within the village of Elborough.

Elborough is a highly sought-after village on the southern edge of Weston-super-Mare, offering a peaceful setting with excellent connectivity. The village enjoys a friendly community atmosphere, attractive homes and easy access to open countryside. Nearby Weston-super-Mare provides an extensive range of shops, supermarkets, cafes, restaurants, leisure facilities and healthcare services.

Well-regarded primary and secondary schools are within easy reach, while commuters benefit from convenient access to the M5 at Junction 21, Worle Parkway railway station and Bristol Airport. The nearby Mendip Hills National Landscape, Somerset coastline and numerous walking and cycling routes offer outstanding opportunities for outdoor recreation, making Elborough an ideal location for those seeking village charm with modern amenities close at hand.

Entrance Vestibule

Enclosed entrance, with a door to the front elevation and a door into the main entrance hall. Radiator. Wood flooring. Door to:

Downstairs W.C

WC. Wash basin with vanity unit. Double glazed window to front.

Entrance Hall
Carpeted stairs to first floor. Wood flooring. Doors to:

Dining Room (12' 0" x 9' 11") or (3.66m x 3.02m)
An attractive room, flooded with natural light through the upvc double glazed window. Radiator. Wood flooring. The room could be used as a study or playroom, or even remodelled to allow for an even larger kitchen / family room!

Living Room (14' 07" x 11' 09") or (4.45m x 3.58m)
A cosy living room with upvc double glazed French doors to the rear garden. Radiator. Feature fireplace. Wood flooring. Door to downstairs shower room (added by the current owner as the living room had been used as a downstairs bedroom)

Kitchen & Family / Garden Room (24' 06" Max x 13' 06" Max) or (7.47m Max x 4.11m Max)
A fabulous open plan family room that is an extension of the original build. The family space is a conservatory with a tiled thermal roof over, benefiting from a large range of upvc double glazed windows, skylights and bi-folding doors that access the rear garden. The extensive fitted kitchen provides a built-in 'Neff' double oven and gas hob, with space for an American style fridge/freezer and dishwasher. Central wooden breakfast bar. Wood flooring. Open access to:

Utility Room
Built-in base units, shelving and a double cupboard. Under-stairs cupboard. sink. Space for two appliances. Wood flooring.

Downstairs Wet Room (10' 02" x 5' 01") or (3.10m x 1.55m)
This room was a conversion, forming part of the original large living room. It now offers potential for a downstairs bedroom and en suite for a dependant relative. It could be converted back to the original large living room if needed, or into a home office if preferred by the eventual purchaser.

Shower area, tiled walls and vinyl flooring, enclosed WC, wash basin over a vanity unit. Heated towel radiator. Upvc double glazed window.

Landing
Upvc double glazed window, loft access, radiator, built-in cupboard with gas combi boiler (installed 2024) carpeted flooring, doors to:

Bedroom 1 (10' 10" x 10' 04") or (3.30m x 3.15m)
Excellent master bedroom with upvc double glazed window to front, radiator, two sets of built-in double wardrobes, carpeted flooring, door to:

En Suite
Updated contemporary suite with a walk-in double shower cubicle, enclosed WC and wash basin with vanity units, upvc double glazed window, heated towel radiator and tiled walls.

Bedroom 2 (12' 02" x 8' 01") or (3.71m x 2.46m)
Double bedroom with upvc double glazed window, built-in double wardrobe, radiator and carpeted flooring.

Bedroom 3 (12' 02" x 7' 04") or (3.71m x 2.24m)
Double bedroom with a upvc double glazed window, radiator, carpeted flooring.

Bedroom 4 (9' 06" x 7' 08") or (2.90m x 2.34m)
Upvc double glazed window, radiator, fitted double wardrobe, carpeted flooring.

Bathroom
Updated bathroom suite with P-shaped bath and shower over, pedestal wash basin, WC, heated towel radiator, tiled walls and flooring. Upvc double glazed window.

Front Garden
A notable feature of this property, is the lovely front garden that is enclosed by a natural stone wall, with access to the rear, driveway and double garage.

Driveway
Driveway parking for four vehicles is provided to the front of the double garage.

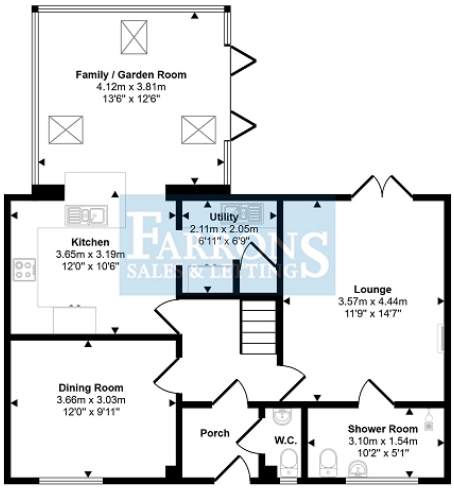
Double Garage (17' 05" x 16' 08") or (5.31m x 5.08m)
Two up and over doors to the front elevation. Door to the rear garden. Power and light.

Rear Garden
A credit to the current owner - this absolutely stunning rear garden has been extensively planted and tended to. The garden has the benefit of composite decked and stone paved seating areas to sit and soak up the sun, whilst marvelling at the colour provided by the wide range of plants and flowers on offer.

Side access to the front garden, double garage and garden shed (included in the sale)

Material Information
Awaiting vendor comment.

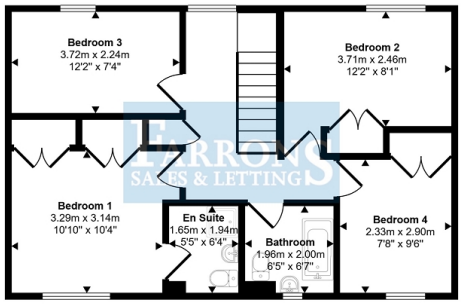
Passionate about Property



Ground Floor

Approx 77 sq m / 824 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

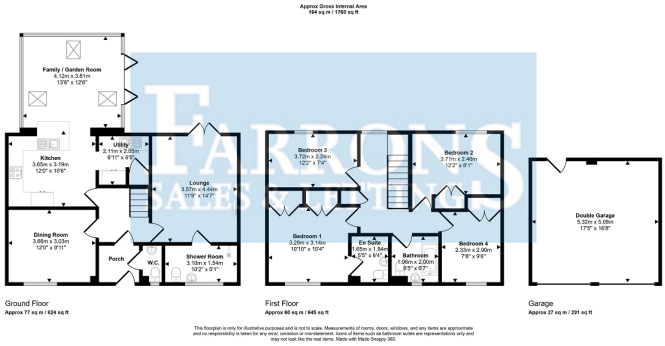
Approx 60 sq m / 645 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

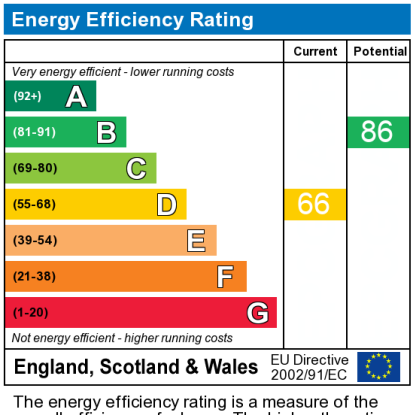
Garage

Approx 27 sq m / 291 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract