3 TRINITY ROAD

Weston-Super-Mare, BS23 2HP

Price £485,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

*STUNNING HOME WITH BEAUTIFULLY LANDSCAPED GARDEN!*VENDOR FOUND VACANT ONWARD PURCHASE!* Beautifully presented throughout, this impressive home combines generous living space with stylish finishes and enjoys an elevated position within a sought-after cul-de-sac, just a five-minute walk from the seafront.

The property is approached via an attractive cobbled driveway leading to a large garage and welcoming entrance. Inside, the spacious ground floor offers a generous entrance hall, a versatile study ideal as a home office, gym or additional bedroom, and a well-equipped refitted utility room with excellent storage.

The first floor is the heart of the home, featuring an impressive 29ft dual-aspect sitting/dining room with doors opening onto the landscaped rear garden and the south-facing sun terrace to the front. The contemporary kitchen is fitted with integrated appliances and also enjoys direct garden access. A cloakroom and hallway complete this level.

On the second floor, the superb master bedroom benefits from a walk-in wardrobe, additional fitted storage, views towards the seafront and a luxurious refitted en-suite with twin wash basins, there are two further double bedrooms and the family bathroom.

Outside, the beautifully landscaped rear garden has been thoughtfully designed for relaxing and entertaining, featuring a stunning composite deck with lots of space to enjoy with family and friends.

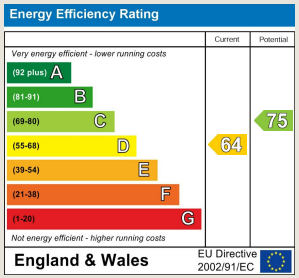
A wonderful home, in turn-key condition - not to be missed!

Situation

0.08 miles - Bus Stop
0.17 miles - Convenience Shop
0.19 miles - Marine Lake
0.68 miles - The Grand Pier
1.12 miles - Weston Train Station
All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: E
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hallway

17'7" x 7'11" (5.36 x 2.41)
uPVC double glazed door with privacy glass opens into the entrance hallway, feature balustrade staircase rising to the first floor landing, under stair storage cupboard, radiator and doors to;

Study/Additional Bedroom

10'2" x 7'11" (3.10 x 2.41)
A versatile room that could be used as a study, gym, hobby room or an additional and ground floor bedroom, uPVC double glazed Sash window to side and radiator.

Utility Room

10'5" x 7'11" (3.18 x 2.41)
Fitted with a range of matching base level units with compamentory worktop over, inset stainless steel sink with adjacent drainer and mixer tap over, space and plumbing for washing machine and tumble dryer, two generous storage cupboards and radiator.

First Floor Landing

The property has a secondary front door creating an additional hallway, generous storage cupboard, stairs rising to the first floor landing, front door opening out to the sun terrace and doors to;

Cloakroom

Obscured uPVC double glazed Sash window to front, white suite comprising of low level W/C and hand wash basin set into storage vanity unit with mixer tap over and tiled surround, 'Metro' style wall tiling, ceramic tiled flooring and towel radiator.

Sitting Room

17'6" x 15'1" (5.33 x 4.60)
A large and welcoming room, the sitting room boasts uPVC double glazed Sash window to front and French doors to the back, creating an abundance of natural light, feature log burner, radiator, television point, French doors opening to the sun terrace at the front of the property.

Dining Room

11'5" x 10'10" (3.48 x 3.30)
uPVC double glazed French doors to the rear opening to the garden, space for large dining table and chairs, radiator.

Kitchen

11'7" x 10'5" (3.53 x 3.18)
uPVC double glazed Sash window to rear, the refitted kitchen enjoys a lovely light grey colour with a range of matching base and eye level units with complimentary worktop over and 'Metro' style tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, Inset electric double oven with five ring gas hob and extractor over, integrated fridge/freezer and dishwasher, wall mounted and concealed gas central heating boiler, tiled flooring and uPVC double glazed door opening to the garden.

Second Floor Landing

Spacious landing, generous airing cupboard housing hot water tank, loft access, radiator and doors to;

Bedroom One

14'7" x 10'4" (4.45 x 3.15)
Two uPVC double glazed Sash window to front, two built-in wardrobes PLUS generous walk-in wardrobe, radiator and door to;

En-suite

10'8" x 8'8" max measurements (3.25 x 2.64 max measurements)
uPVC double glazed Sash window to front, white suite comprising of low level W/C, dual sinks set into floating storage vanity drawers, both boasting fitted round mirrors with fitted ring lights, additional floating vanity drawer, generous shower cubicle with shower over and tiled surround, tiled walls and flooring, tall towel radiator, downlights and extractor.

PROPERTY DESCRIPTION

Bedroom Two

11'2" x 8'11" (3.40 x 2.72)
Two uPVC double glazed Sash window to rear, two built-in wardrobes and radiator.

Bedroom Three

10'6" x 9'9" (3.20 x 2.97)
uPVC double glazed Sash window to rear and radiator.

Bathrooom

White suite comprising of low level W/C, hand wash basin with taps over, panelled bath with taps over and tiled surround, tiled flooring, towel radiator and extractor.

Sun Terrace

The south facing terrace is situated at the front of the property on the first floor, laid to paving and enclosed by railings , this space creates an ideal relaxing and entertaining space to enjoy the lovely outlook towards the sea front and surrounding areas. Accessible via the first floor front door and steps leading down to the driveway.

Rear Garden

The rear garden has been landscaped and enjoys multi-level entertaining spaces, stepping from the kitchen onto a generous paved area, a few steps lead to an additional paved area and a few more steps lead up to the large composite decking area with a glass balustrade surround, hot tub (included in sale) and ample space for outdoor furniture, tall fencing has been added to the rear of the garden to create a great deal of privacy.

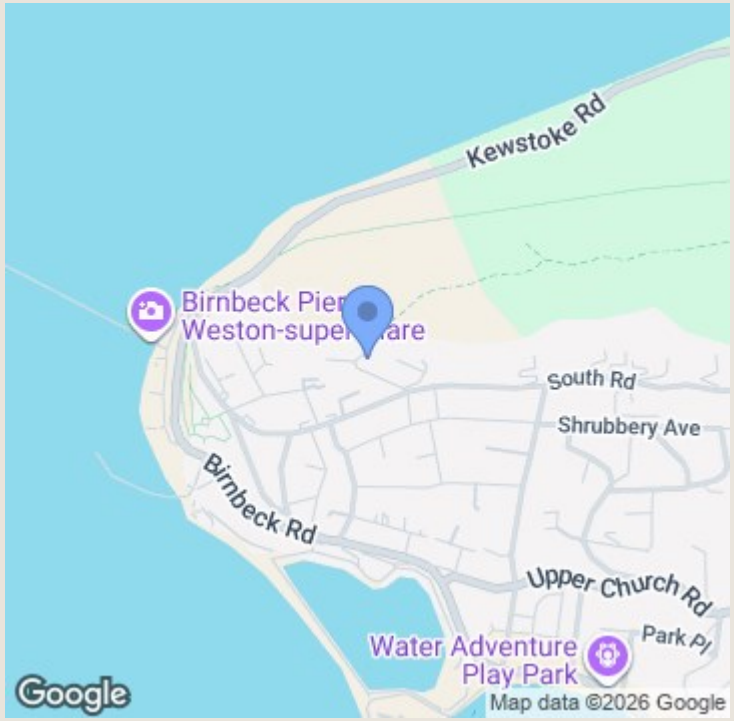
Garage & Driveway

19'0" x 15'1" (5.79 x 4.60)
The garage has an up and over door, power and lighting. To the front of the garage is the cobble style driveway allowing for off street parking, also providing access to the front door and steps which lead up to the sun terrace.

Material Information

We have been advised the following;
Council Tax - E
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.

WASH
WASH
WORRIES
AWAY
RELAX
AND
UNWIND



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

01934 515153

worle@mayfairproperties.net

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

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