Hobbs&Webb

# BREAN DOWN AVENUE

Weston-Super-Mare, BS23 4JQ

Price £750,000

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A superb 1930s detached residence, beautifully positioned on one of Weston-super-Mare's most sought-after roads, offering generous and versatile accommodation ideal for modern family living.

The property is approached via impressive double iron gates, opening onto a substantial block-paved driveway providing ample off-road parking and access to the entrance.

Internally, the home retains a wonderful sense of character while offering well-balanced living space. The welcoming entrance hall leads to a spacious living room and separate dining room, ideal for both everyday living and entertaining. A delightful sun room provides a relaxing outlook over the garden, while the well-appointed kitchen/dining room offers a sociable hub of the home, complemented by a separate utility room. A versatile ground floor bedroom or additional reception room, complete with en-suite, further enhances the flexibility of the accommodation.

To the first floor, the property continues to impress with a generous principal bedroom featuring a large en-suite, alongside three further well-proportioned bedrooms. A family bathroom and separate WC complete the upper level.

A particular highlight of this lovely home is the stunning rear garden, extending to approximately 100ft in length. Beautifully maintained and enjoying a high degree of privacy along with a sunny aspect, it provides an exceptional outdoor space perfect for families, entertaining, or simply relaxing.

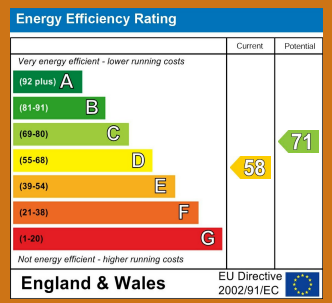
This is a rare opportunity to acquire a substantial and characterful home in a prime residential location.

## Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: D

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01934 644664

info@hobbsandwebb.co.uk

# PROPERTY DESCRIPTION

**Entranc Porch**

Composite entrance door with slim side glazed panels, tiled flooring and wooden entrance door into:-

**Entrance Hall**

Solid oak flooring, picture rail, iron cast radiator, stairs rising to the first floor landing and doors to the living room, kitchen/diner and bedroom five/reception room.

**Living Room**

18'9 plus bay x 13'4 (5.72m plus bay x 4.06m)

Oak engineered flooring, iron cast radiator, feature beams, uPVC double glazed bay window to the front aspect, television point, open fireplace and stained glass double doors with side panels leading to:-

**Dining Room**

16'5 x 13'1 (5.00m x 3.99m)

uPVC double glazed window to the rear aspect, oak engineered flooring, radiator and door to the sun room.

**Sun Room**

9'5 x 9'4 (2.87m x 2.84m)

Tiled flooring, uPVC double glazed French doors leading to the garden, radiator and door to:-

**Utility Room**

9'5 x 7'9 (2.87m x 2.36m)

A range of base cupboard with rolled edge work surfaces and tiled splashbacks. Inset ceamic Belfast sink with mixer tap over. Space and plumbing for washing machine and tumble dryer. Tiled flooring, uPVC double glazed window to the side, radiator and door to:-

**Garage**

14'6 x 9'6 (4.42m x 2.90m)

Up and over door, power, lighting and loft access space.

**Kitchen/Diner**

16'8 x 11'5 (5.08m x 3.48m)

A modern fitted kitchen with a range of wall and floor shaker style cream cupboards and drawer units with granite work surfaces and tiled splashbacks. One and a half bowl ceramic sink and drainer unit with mixer tap over. Five ring gas hob with extractor hood over. Eye level double oven, built in 'Bosch' dishwasher, space for American style fridge/freezer, concealed wall mounted 'Vaillant' gas boiler, two uPVC double glazed windows to the side aspect, wood effect laminate flooring and uPVC double glazed French doors providing access to the garden.

**Bedroom Five/Reception Room**

12'5 x 10'10 (3.78m x 3.30m)

uPVC double glazed window to the front aspect, radiator, brick built fireplace, wood effect laminate flooring and door to:-

**Ground Floor En-suite**

uPVC obscured double glazed window to the side aspect, fully tiled shower cubicle with electric power shower, low level WC, wash hand basin with mixer tap over, chrome heated towel rail, tiled walls and tiled flooring.

**Landing**

Large uPVC double glazed window on the split landing, cast iron radiator, smoke alarm and doors to:-

**Master Bedroom**

16'2 max x 11'4 plus fitted wardrobes (4.93m max x 3.45m plus fitted wardrobes)

uPVC double glazed bay window to the front aspect, radiator, a range of fitted wardrobes and door to:-

**Master En-suite**

Fully tiled shower cubicle with rain fall shower and additional shower. Vanity wash hand basin with mixer tap over and tiled splashback, low level WC, range of fitted cupboards, chrome heated towel rail, Velux window and wood effect laminate flooring with underfloor heating.

# PROPERTY DESCRIPTION

**Bedroom Two**

16'8 x 9'5 (5.08m x 2.87m)

uPVC double glazed window to the front aspect, picture rail, radiator and pedestal wash hand basin with twin taps over and tiled splashbacks.

**Bedroom Three**

12'9 max (10'3 min) x 7'7 (3.89m max (3.12m min) x 2.31m)

uPVC double glazed window to the rear aspect, picture rail and radiator.

**Bedroom Four**

10'1 max x 11'5 max (3.07m max x 3.48m max)

uPVC double glazed window to the rear aspect, radiator, airing cupboard housing hot water tank and a further double cupboard, safe for storing valuables.

**Bathroom**

'P' shaped bath with mixer tap and shower attachment over. Pedestal wash hand basin with mixer tap over, partially tiled walls, radiator, uPVC double glazed window to the rear aspect, loft access and tiled flooring.

**Separate WC**

Close coupled WC, uPVC obscured double glazed window to the side aspect and tiled flooring.

**Rear Garden**

This exceptional rear garden is a standout feature of the property, offering a generous, beautifully maintained outdoor space ideal for both relaxation and entertaining. Predominantly laid to lawn, the garden provides an expansive, level area perfect for families, complemented by well-stocked, mature borders that add colour and interest throughout the seasons.

A network of thoughtfully designed pathways leads through the garden, with a charming feature archway creating a focal point and enhancing the sense of structure and flow. To the rear, a delightful seating area and pergola provide a ????? retreat, ideal for enjoying the surroundings.

The garden further benefits from a spacious patio area adjoining the house, perfect for al fresco dining, along with a secondary patio space suitable for barbecues and outdoor gatherings. Additional features include a timber shed, greenhouse, and established trees and hedging, offering both practicality and privacy.

Enjoying a sunny aspect, this is a rare opportunity to acquire a garden of such size, maturity, and versatility—perfect for keen gardeners and those seeking a tranquil outdoor haven.

**Driveway**

A large block paved driveway to the front providing off street parking for several vehicles and access to the garage.

**Material Information.**

Additional information not previously mentioned

- Mains electric, gas and water If not mains, change to what method
- Water metered via Bristol Wessex water
- Heating Via gas central heating
- Council tax band F
- Sewerage Mains drainage via Bristol Wessex water
- Broadband Via fibre to the property

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
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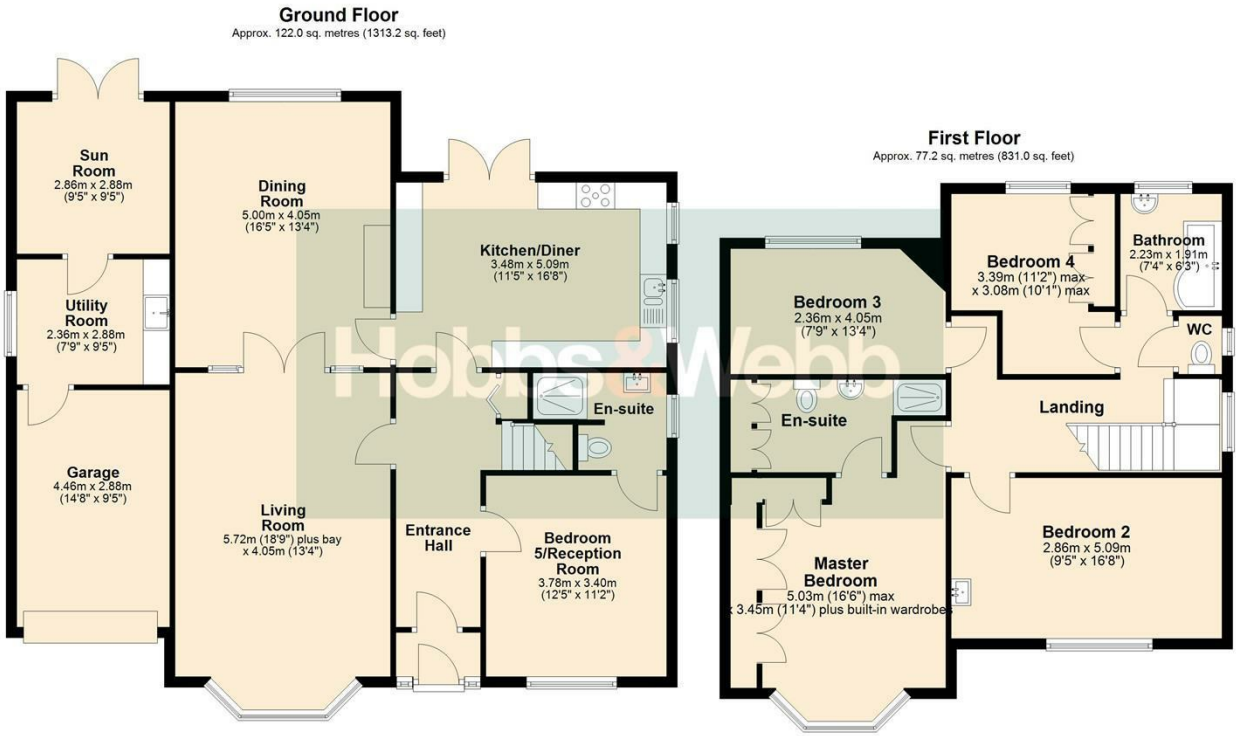


Total area: approx. 199.2 sq. metres (2144.2 sq. feet)

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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.