



16 SPRUCE WAY, W-S-M

ASKING PRICE OF £290,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- NO ONWARD CHAIN
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- SINGLE STOREY EXTENSION
- WELL PRESENTED THROUGHOUT
- FREEHOLD PROPERTY

16 SPRUCE WAY, BS22 8HX



This extended and beautifully presented three bedroom semi-detached family home offers spacious, modern accommodation throughout and is ideally suited to young families, first-time buyers, or those seeking a well-positioned home within a popular and well-established residential development.

Upon entering the property, you are welcomed by a bright entrance hall which leads through to a spacious living room, providing a comfortable and inviting space for relaxing or entertaining. To the rear of the property is a superb extended open plan kitchen diner and family room, fitted with modern units and designed to create a sociable and practical hub of the home, perfect for everyday family life as well as hosting guests. A convenient downstairs W/C completes the ground floor accommodation.

To the first floor, the property offers three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own modern ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom, finished to a good standard and providing comfortable accommodation for growing families.

Externally, the property continues to impress with a great size rear garden featuring a patio area, ideal for outdoor dining and relaxing, while also benefiting from a high degree of privacy with no overlooking properties to the rear. To the front, there is a large driveway and a detached garage, providing ample off-street parking and useful additional storage.

The property is offered Freehold and provides approximately 829 sqft of well-planned living space. The modern fitted kitchen has been extended to enhance the ground floor layout, and the home forms part of a popular development known for its family-friendly environment. The property also falls within a well-regarded school catchment area including Baytree School and benefits from excellent transport links, with convenient access to the M5 motorway making commuting to Bristol, Taunton, and surrounding areas straightforward.

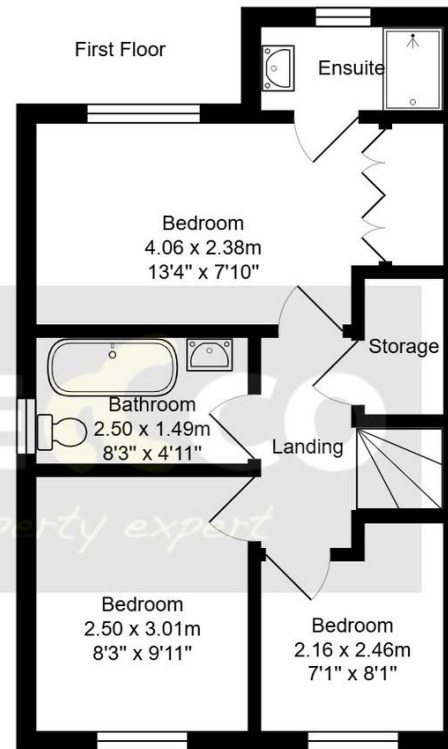
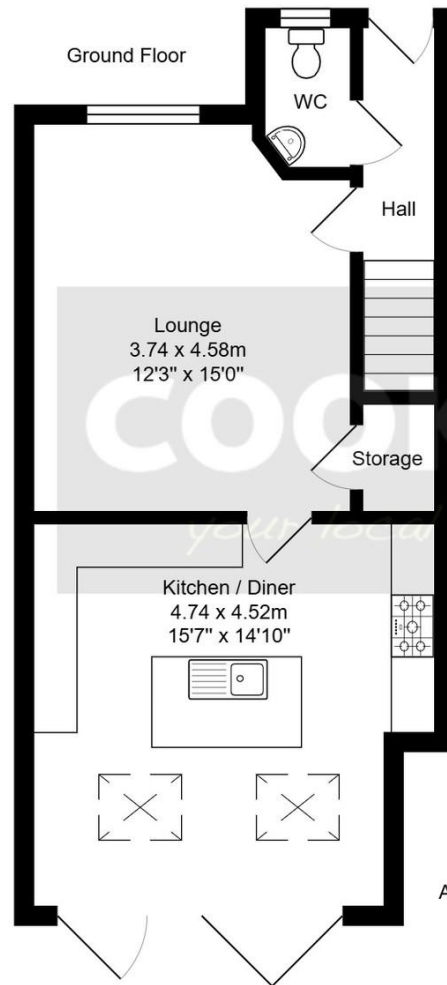
16 SPRUCE WAY, WESTON-SUPER-MARE, BS22 8HX

LOCATION

Spruce Way is situated within a highly desirable and family-friendly development in Weston-super-Mare, offering the perfect balance of peaceful residential living and everyday convenience. The area is well regarded for its modern homes, green open spaces, and strong community atmosphere, making it especially popular with families and professionals alike. Residents benefit from easy access to local shops, well-respected schools, and leisure facilities, while the nearby M5 provides excellent commuter links to Bristol, Taunton, and beyond. The beautiful seafront, town centre amenities, and coastal attractions of Weston-super-Mare are just a short drive away, offering a wide range of restaurants, shopping, and recreational opportunities. Spruce Way is ideal for those seeking convenience, connectivity, and quality of life.



Council Tax:
Band C
Local Authority:
North Somerset District Council



Total Area: 82.1 m² ... 884 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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