

32 SWEETGRASS ROAD

Weston-Super-Mare, BS24 7BX

Price £320,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

* IDYLLIC CUL-DE-SAC SETTING * This spacious three-bedroom detached home offers an excellent living accommodation and a fantastic south-facing garden, making it an ideal choice for a growing family or those simply looking for that extra space.

The property briefly comprises an inviting entrance hall, downstairs cloakroom, spacious lounge with feature entertainment wall, separate dining room and well-appointed kitchen. To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and an updated en-suite, together with a family bathroom.

Externally, the property boasts a private and generously sized south-facing rear garden, enclosed by an attractive curved brick wall and providing access to the garage and parking.

Further benefits include an updated gas central heating boiler, while the property is presented in immaculate condition throughout.

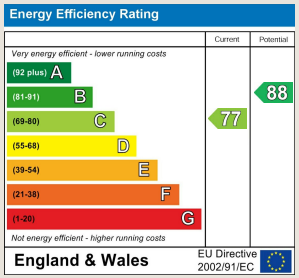
Early internal viewing is highly recommended.

Situation

0.71 miles - Worle Train Station
1.26 miles - Junction 21 of the M5
0.35 miles - Morrisons Supermarket
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: C
Tenure: Freehold
EPC Rating: C













PROPERTY DESCRIPTION

Entrance Hall
uPVC double glazed front door opening into the entrance hall, stairs rising to the first floor landing with an under stair storage cupboard, radiator and doors to;

Downstairs Cloakroom
Obscure uPVC double glazed window to front, white suite comprising low level WC and hand wash basin with taps over and tiled surround, radiator and consumer unit.

Lounge
17'3" x 10'7" (5.26 x 3.23 (5.25 x 3.22))
uPVC double glazed window to rear with uPVC doors opening to the garden, radiator and feature entertainment wall with television point and power sockets.

Dining Room
9'10" x 8'4" (3.00 x 2.54)
uPVC double glazed window to front, radiator and archway to;

Kitchen
9'9" x 8'5" (2.97 x 2.57)
uPVC double glazed window to rear, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, inset electric oven with four ring gas hob and extractor over, space and plumbing for fridge/freezer, washing machine and dishwasher, updated wall mounted boiler.

Landing
uPVC double glazed window to front, airing cupboard housing the hot water tank, loft access and doors to;

Bedroom 1
10'8" x 10'6" (3.25 x 3.20)
uPVC double glazed window to rear, built-in mirror fronted wardrobes, radiator and door to;

En-Suite
Obscure uPVC double glazed window to rear, updated suite comprising low level WC, hand wash basin with taps over, shower cubical with mains shower over and glass folding door, the walls are fully tiled, heated towel radiator and extractor.

Bedroom 2
11'1" x 9'0" (3.38 x 2.74)
uPVC double glazed window to rear and radiator.

Bedroom 3
7'9" x 7'9" (2.36 x 2.36)
uPVC double glazed window to front, recess for wardrobe and radiator.

Bathroom
Obscure uPVC double glazed window to front, white suite comprising low level WC, hand wash basin and panelled bath with taps and mains shower attachment over, tiled surround, extractor and radiator.

South Facing Garden
Fully enclosed by brick walls and mostly laid to lawn with matures trees and shrubs, decked entertaining area and side gated access to;

Garage & Parking
The garage has an electric up and over door to front. Situated in front of the garage is the driveway providing off street parking for up to two vehicles.

Material Information
We have been advised the following;
Council Tax Band - C
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.








Relax

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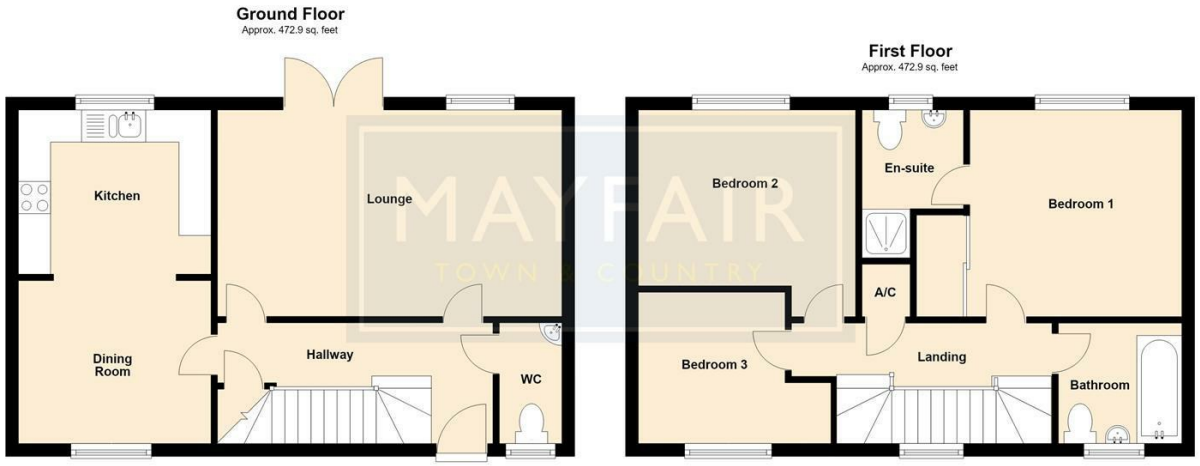
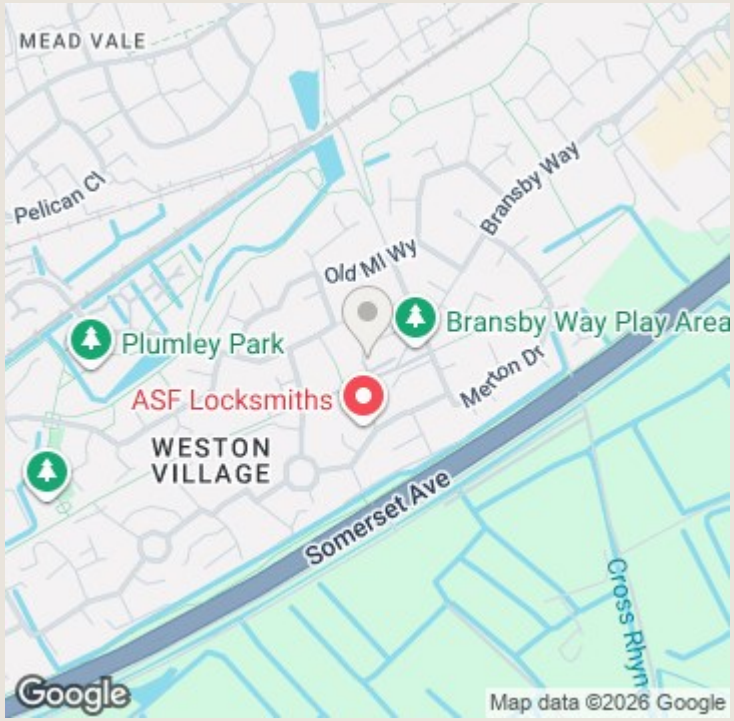
TWO AND A HALF MEN







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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