Harris & Lee
Estate Agents
www.harrisandlee.net
01934 519200

Harris & Lee
Estate Agents

Helping you move with 100 years combined staff experience

Elborough Village **£440,000**

* 4 Bed Detached House
* Double Glazed Conservatory
* 2 Separate Receptions
* Cloakroom & En-suite
* 16'9" x 8'7" Garage
* Immaculate Throughout

114 High Street, Worle, BS22 6HD

19 Blue Water Drive, Elborough Village, Weston-s-Mare, BS24 8PF

Description

Beautifully presented 4 bedroom detached residence situated in highly desirable 'Blue Water Drive', a lovely sounding address and indeed this particular example is tucked away in a level village cul-de-sac containing just a small selection of executive detached homes. The addition of a stone walled double glazed conservatory, with insulated roof system, adds further 'all year round' flexibility to two further receptions including a 21' separate lounge with feature wood burning stove. A 12' kitchen leads through to a useful side lobby and downstairs cloakroom and all 4 bedrooms include built-in wardrobes for storage, bedroom 1 having an en-suite shower room, of course. The gardens have been landscaped with reduced maintenance in mind, and the garage is slightly larger than standard, with ample off road parking courtesy of a driveway and additional hard standing. The village green and man made pond are just around the corner and acres of parkland are in close proximity, perfect for children and dog walking. Enjoyed and lovingly cared for by the present owner for over 20 years and our seller has found an onward property to purchase which should end the chain.

Accommodation

Entrance

Front entrance door to lobby with double doors opening into

Entrance Hall

Stairs to first floor with cupboard storage beneath. Smooth ceiling finish.

Lounge 21' 7'' x 10' 4'' (6.57m x 3.15m)

Feature wood burning stove with hearth. 2 radiators, TV point. Smooth ceiling finish with coving. A dual aspect room with double glazed windows to front and rear.

Dining Room 9' 8'' x 9' 5'' (2.94m x 2.87m)

Smooth ceiling finish with coving. Radiator. Double glazed windows and door through to

Conservatory 11' 8'' x 10' 4'' (3.55m x 3.15m)

Double glazed windows set on attractive stone walls, plus French doors to rear garden. The conservatory features an insulated roof system, plastered with inset lighting and Velux window.

Kitchen 12' 0'' x 8' 8'' (3.65m x 2.64m)

Fitted range of floor and wall units with complementing work surfaces and inset 1 and 1/2 bowl sink unit with mixer tap over. Integrated double oven and gas hob with cooker hood over. Space for washing machine and dishwasher. Concealed gas fired boiler. Smooth ceiling finish with coving. Heated towel rail. Door to

Lobby

Smooth ceiling finish, radiator. Double glazed door to side of property. Further door to

Downstairs Cloakroom 5' 0'' x 5' 0'' (1.52m x 1.52m)
White suite of wash hand basin with cupboard below, plus WC. Smooth ceiling finish. Heated towel rail. Painted timber panelling to dado height. Double glazed window.

First Floor Landing
Built-in airing cupboard housing the hot water tank. Smooth ceiling finish, radiator. Access to loft space.

Bedroom 1 12' 2'' x 10' 7'' (3.71m x 3.22m)
including double wardrobe. Feature arched recess over the stairs. Smooth ceiling finish, radiator. Double glazed window to front aspect. Door to

En-suite
Tiled shower enclosure with mains shower, wash hand basin with cupboard under, WC. Heated towel rail. Smooth ceiling finish, extractor fan. Obscure double glazed window.

Bedroom 2 11' 2'' x 10' 0'' (3.40m x 3.05m)
plus fitted wardrobes to wall. Smooth ceiling finish, radiator. Double glazed window to rear aspect.

Bedroom 3 9' 6'' x 9' 2'' (2.89m x 2.79m)
max. into recess and including wardrobes. Smooth ceiling finish, radiator. Double glazed window to front aspect.

Bedroom 4 9' 3'' x 7' 3'' (2.82m x 2.21m)
including wardrobe to one wall. Smooth ceiling finish, radiator. Double glazed window to rear aspect.

Bathroom 7' 0'' x 5' 9'' (2.13m x 1.75m)
White suite of panelled bath, wash hand basin with cupboard below, WC. Smooth ceiling finish, heated towel rail. Obscure double glazed window.

Outside
Landscaped front and side gardens laid to stone chippings and shrubs, for reduced maintenance. A tarmac driveway is complemented by an additional area laid to tarmac providing off road parking opportunity. An up and over door leads into the single garage measuring 16'9" x 8'7", including a workbench and benefitting from power and lighting, plus loft storage. Gated side access into the enclosed rear garden which enjoys an excellent level of privacy. The garden is again landscaped with low maintenance in mind, a large patio area wraps around the conservatory and steps down to an area laid to stone chippings complemented with shrubs and ground covering conifers. Outside tap.

Tenure- Freehold, council tax band is 'E'.

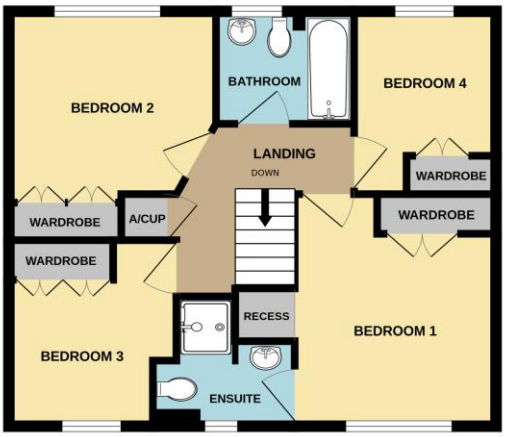
The energy rating for this property is 'tbc'

Rear Garden

Setting/Aerial Photos

GROUND FLOOR
645 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.