



St. Georges, Weston-super-Mare
£485,000



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Bedrooms: 4

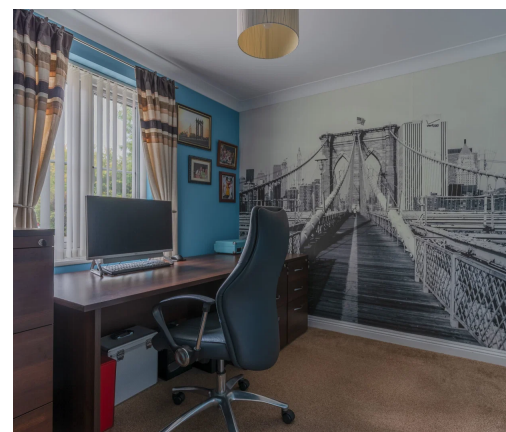
Bathrooms: 3

Receptions: 3

An exceptionally well-presented and particularly well-proportioned four-bedroom detached house, occupying an unusually generous plot in a private position within this popular development. The property offers excellent parking, a large double garage and beautifully maintained gardens, together with well-balanced accommodation extending to approximately 1,493 sq.ft.

The house has been immaculately maintained throughout and provides a versatile layout ideally suited to modern family life. The ground floor offers a welcoming entrance hall, separate study, dining room, cloakroom and a particularly good-sized sitting room, together with a well-appointed kitchen/breakfast room and useful utility room.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room and fitted wardrobe, while a further bedroom also has its own en-suite. A family bathroom and additional fitted storage complete the accommodation.



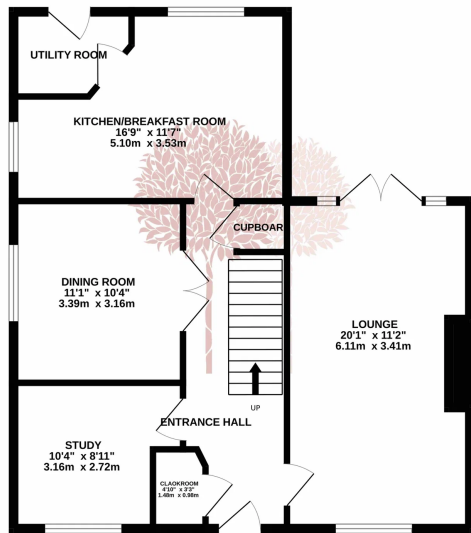
One of the property's most notable features is the exceptionally generous plot. Positioned towards the end of the development, the house enjoys a good degree of privacy and an unusually spacious garden for a property of this type. The gardens have been beautifully maintained and landscaped, with areas of lawn, paved seating and a particularly impressive glazed pergola providing a superb sheltered outdoor entertaining space. The pergola is a real extension of the living accommodation and offers an excellent setting for entertaining or relaxing in the garden throughout much of the year.

To the front and side there is considerable off-road parking, leading to the large detached double garage, which provides excellent storage and further versatility.

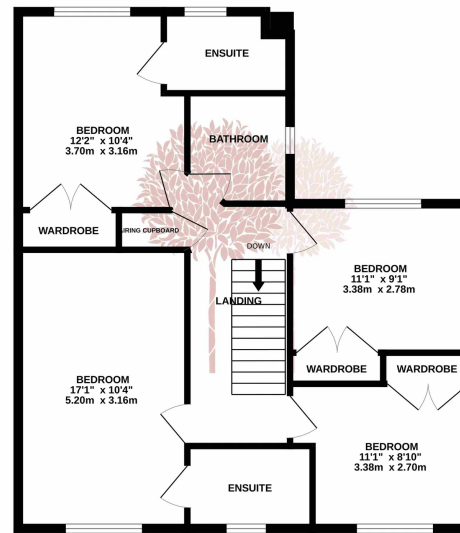
What We Love About The Property... We love the unusually generous private plot, impressive glazed pergola, excellent parking and large double garage, together with the immaculate presentation throughout.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



Situation: The town centre of Weston-super-Mare is just a short drive away and amenities include the indoor Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as Weston sea front, promenade and Grand Pier. There are state schools in Lympsham and Weston-super-Mare, and for independent education, Sidcot is an excellent private school just 4 miles away in Winscombe, while Bristol, Taunton, Glastonbury and Street also offer a wide variety of schools. The M5 is within easy reach as is the mainline railway at Weston. Bristol Airport is an easy drive to the north with its scheduled and low cost flights, both national and international. The countryside is well known for its beauty and offers a variety of community pursuits within a short drive.

Directions: Approaching St.Georges from the direction of the motorway take the left hand slip road off the A370 onto the B3440 Bristol Road, continue over the bridge and take the right hand slip road onto Shepherds Way, continue to and across the mini roundabout onto Willow Close. Take the second left onto The Brambles, then right onto The Fields, 10 The Fields can be found tucked away on your right. What3Words: [///slimming.crisps.abacus](#)

Material Information: This property operates on gas central heating. Council Tax band: E EPC Rating: C

