



# 38 LONGRIDGE WAY, WSM

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## ASKING PRICE OF £340,000

**COOKE & CO**  
*your local property expert*

### PROPERTY FEATURES

- NO ONWARD CHAIN
- DRIVeway AND GARAGE
- SPACIOUS REAR GARDEN
- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED
- FREEHOLD PROPERTY

# 38 LONGRIDGE WAY, BS24 7BS



This impressively spacious and larger than average four double bedroom link-detached family home has been comprehensively renovated and is presented to an exceptional standard throughout. Situated within the highly sought-after Weston Village, the property enjoys convenient access to the M5 corridor, well-regarded schools, local parks, commuter links and a wide range of amenities.

The current owners have undertaken an extensive programme of high-quality improvements, resulting in a home that is ready to move straight into. Finished with great care and attention to detail, the property offers generous living accommodation, contemporary styling and excellent practicality - making it an ideal choice for a growing family seeking space, comfort and convenience.

Externally, the home benefits from driveway parking, a garage and a neatly maintained front garden with lawn and established borders. Side access leads to a beautifully landscaped rear

garden, thoughtfully designed to create a private sun trap with a generous patio seating area, lawn, and useful outdoor power and water supply - perfect for entertaining and family enjoyment.

Internally, a welcoming entrance hallway leads to a bay-fronted lounge providing a bright and comfortable living space, complete with useful understairs storage. To the rear, the impressive contemporary kitchen/diner forms the heart of the home, fitted with a stylish range of eye and base level units, quality integrated appliances and a breakfast bar. Patio doors open directly onto the rear garden, allowing natural light to flood the space. A separate utility room offers additional storage and appliance space, while a modern ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property continues to impress with four generously proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a beautifully refitted en-suite shower room. The remaining bedrooms are all well-sized and versatile, ideal for children, guests

or home working. A stylish and recently updated family bathroom serves the additional bedrooms. The loft is accessible via a drop-down ladder and has been boarded with shelving, providing excellent additional storage.

Further improvements include replacement double glazing with certification, a recently installed boiler, updated bathrooms and cloakroom facilities, a landscaped rear garden and full redecoration with new flooring throughout in recent years.

This exceptional home offers modern family living in a highly desirable location, combining quality, space and convenience in equal measure.

## LOCATION

Weston Village is a highly regarded and well-established residential area, popular with families and professionals alike for its balance of convenience and community feel. Designed with everyday living in mind, it offers a range of local amenities including shops, supermarkets, cafés and healthcare facilities, all within easy reach.

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The area is particularly well served by respected primary and secondary schools, along with green open spaces, parks and play areas that create a welcoming environment for families. Commuters benefit from excellent transport links, with straightforward access to the M5 and strong public transport connections to surrounding towns and cities.



With its modern homes, pedestrian-friendly layout and strong sense of neighbourhood identity, Weston Village provides a practical yet attractive setting for long-term living.

## HALL

Composite door to front, access to lounge, stairs to first floor.

## LOUNGE

3' 7" x 13' 5" (1.1m x 4.1m) UPVC double glazed bay windows to front, radiator, flooring laid to carpet.



## Council Tax:

Band D

## Local Authority:

North Somerset District Council

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## KITCHEN/DINER

UPVC double glazed window and French doors to rear garden, wood effect LVT flooring, wall and floor mounted cupboards with compact laminate worktops. Inset one and a half bowl sink and drainer, breakfast bar with five ring induction hob and extractor above, inset microwave with Neff oven below, integrated fridge freezer and dishwasher.



## UTILITY ROOM

4' 11" x 4' 11" (1.5m x 1.5m) Door with inset window to rear, space and plumbing for washing machine and tumble drier, countertop over, LVT flooring.

## WC

4' 11" x 3' 11" (1.5m x 1.2m) Low level WC, hand wash basin, vinyl flooring.

## LANDING

Flooring laid to carpet, radiator, stairs to ground floor, access to all first floor rooms.

**Viewings:**  
By prior appointment with the agent

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## **BEDROOM**

13' 5" x 11' 5" (4.1m x 3.5m) Max Measurements, UPVC double glazed window to front, access to ensuite, over-stairs storage, radiator, flooring laid to carpet.

## **ENSUITE**

5' 6" x 5' 2" (1.7m x 1.6m) UPVC double glazed window to front, low level WC, hand wash basin, corner shower.

## **BEDROOM**

15' 5" x 8' 10" (4.7m x 2.7m) UPVC double glazed window to front, radiator, flooring laid to carpet.

## **BEDROOM**

11' 5" x 9' 6" (3.5m x 2.9m) UPVC double glazed window to rear, radiator, flooring laid to carpet.

## **BEDROOM**

11' 5" x 8' 10" (3.5m x 2.7m) Max Measurements, UPVC double glazed window to rear, radiator, flooring laid to carpet.

## **BATHROOM**

6' 10" x 6' 2" (2.1m x 1.9m) UPVC double glazed window to rear, bath with shower over, low level WC, hand wash basin.





Total Area: 119.9 m<sup>2</sup> ... 1290 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 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.