



**Hobbs & Webb**

**BLACKBURN WAY**

Weston-Super-Mare, BS24 7GT

Price £425,000



This stunning detached family home is located in the ever-popular and highly desirable West Wick area, renowned for its family-friendly atmosphere, attractive green spaces, and excellent access to local amenities, schools, and transport links. With quick and convenient access to the M5, the property is ideal for commuters while still offering a peaceful setting perfectly suited to modern family life.

The home is beautifully maintained and presented in immaculate condition, offering spacious and well-proportioned accommodation arranged over two floors. Upon entering, a welcoming hallway leads to a bright front-facing living room, enhanced by a bay window that fills the space with natural light. A separate office/play room provides an ideal solution for home working or toy room.

The heart of the home is the impressive open-plan kitchen, dining, and family room, which spans the full width of the property. Designed with both everyday living and entertaining in mind, this superb space features a modern, fully fitted kitchen with integrated appliances, generous work surfaces, and ample storage. The dining and family areas flow seamlessly, with two sets of double doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. Completing the ground floor are a useful utility room and a cloakroom.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the home enjoys a garage with has side personnel door, power and lighting. The rear garden is a particular highlight, laid to artificial lawn and patio and of good proportion for a family to enjoy.

### Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01934 644664**

[info@hobbsandwebb.co.uk](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance Hall

Entered via a partially obscured glazed entrance door, uPVC double glazed window to front, radiator, telephone point, wall mounted thermostat, smoke alarm, stairs rising to the first floor landing, wood effect laminate flooring and doors to;

## Cloakroom

White suite comprising low level W/C, wall mounted wash hand basin with mixer tap over and tiled splashback, radiator, extractor fan and vinyl flooring.

## Lounge

uPVC double glazed bay window to front, two radiators, television point and telephone point.

## Playroom/Study

uPVC double glazed window to front, radiator, television point and telephone point.

## Kitchen/Diner

A matching range of matching wood effect wall and floor cupboard and drawer units with rolling edge worktops and upstands. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, four ring electric oven with extractor hood over, double wall mounted oven, integrated fridge/freezer, integrated dishwasher, radiator, wood effect laminate flooring, uPVC double glazed window to rear, uPVC double glazed French doors leading to rear garden, door to the utility room and opening through to;

## Family Room

uPVC double glazed French doors leading to rear garden, two uPVC double glazed windows to rear, glass roof, television point, two wall lights, radiator and wood effect laminate flooring.

## Utility Room

Wall and floor cream cupboard units which match the kitchen with rolling edge worktops and upstands. Inset stainless steel sink and drainer unit and mixer tap over, concealed wall mounted gas central heating combination boiler, space and plumbing for washing machine and tumble dryer, radiator, wood effect flooring and double glazed side access door to rear garden.

## First Floor Landing

Storage cupboard, loft access and doors to;

## Bedroom One

uPVC double glazed window to front, radiator, built in wardrobe with sliding mirrored doors, television point and door to;

## En-suite Shower Room

Corner shower cubicle with tiled walls and electric shower over, low level W/C, wall mounted hand wash basin with mixer tap over and tiled splashback, shaver point, heated towel rail, extractor fan, uPVC obscured double glazed window to rear and vinyl flooring.

## Bedroom Two

uPVC double glazed window to front, radiator and television point.

# PROPERTY DESCRIPTION

## Bedroom Three

uPVC double glazed window to rear, radiator and television point.

## Bedroom Four

uPVC double glazed window to rear and radiator.

## Bathroom

A three piece white suite comprising panelled bath with mixer tap and tiled walls, low level W/C, wall mounted wash hand basin with mixer tap over and tiled wall, heated towel rail, shaver point, extractor fan, uPVC obscured double glazed window to side and vinyl flooring.

## Rear Garden

A perfect rear garden for a family enjoy and larger than average for the development. Predominately laid to artificial lawn with a patio area and central state chipping path with stepping stones. Side access, useful store shed, paved pathway which leads to a rear gate providing access to;

## Garage & Parking

To the rear of the property is a garage with up and over door, power and lighting and side access door. The driveway provides off street parking for two vehicles.

## Agent Note

The property is freehold tenure. However, there is a maintenance charge for the upkeep of the area (including two parks and grass areas) of roughly £250.00 per annum which is paid quarterly.

## Material Information.

Material Information - We have been advised the following;

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

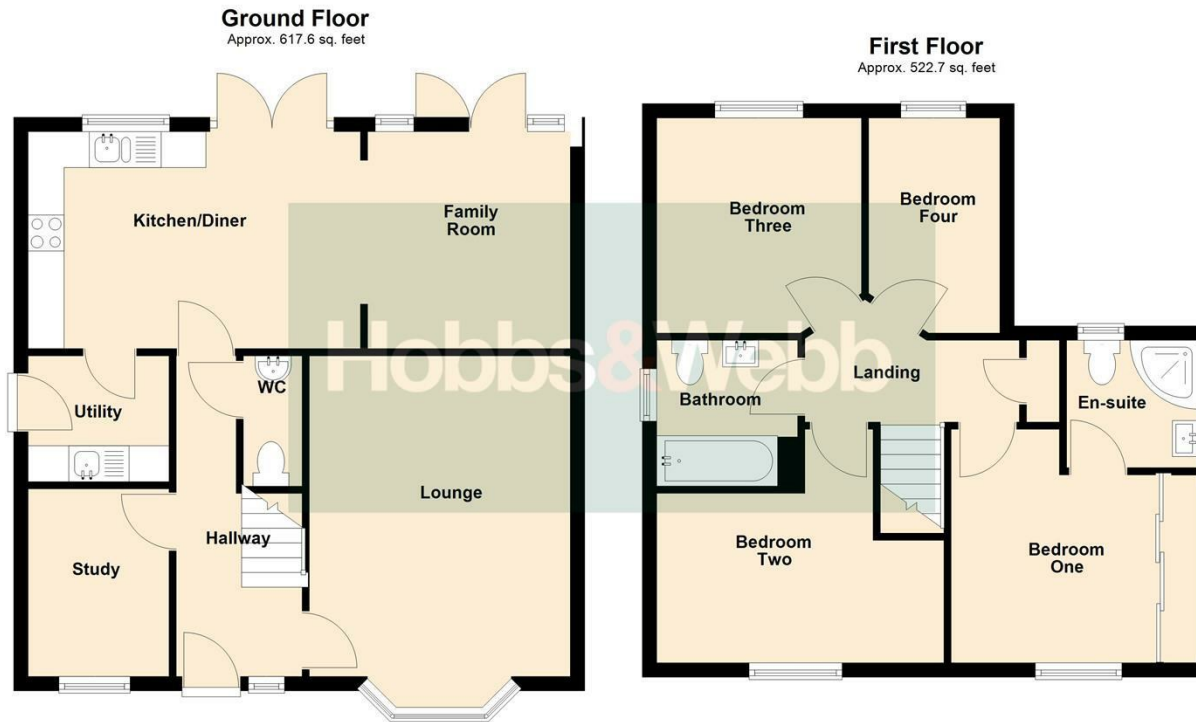
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

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](http://map.n-somerset.gov.uk/DandE.html).









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Plan produced using PlanUp.

# Hobbs & Webb

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## 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 effect 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. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.