



Hobbs & Webb

TEN ACRES CLOSE
Weston-Super-Mare, BS24 9AR

Price £425,000



Situated within the popular Woodside development in Hutton, this beautifully presented four-bedroom detached home, built in 2023, occupies a quiet cul-de-sac position, making it an ideal choice for families and those seeking a peaceful setting.

The current owners have tastefully enhanced the property, creating a stylish home that is ready to move straight into. A welcoming entrance hall leads to an impressive 18ft living room, while a ground floor cloakroom adds everyday convenience. The heart of the home is the superb kitchen/dining room, featuring French doors opening onto the rear garden, creating a bright and sociable space for both family life and entertaining. A separate utility room provides valuable additional storage and practicality.

Upstairs are four well-proportioned bedrooms, offering flexible accommodation for families, guests or home working. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The property also benefits from gas central heating and double glazing throughout.

Outside, a driveway provides off-road parking and leads to the garage. The south-west facing rear garden has been thoughtfully landscaped by the current owners and is a real highlight, with an abundance of established flowers and planting creating a colourful, private space to relax or entertain while enjoying the afternoon and evening sun.

Ideally located, open countryside and a children's play area are just 500 yards away, providing excellent opportunities for walking and outdoor recreation.

Combining modern living, high-quality presentation and a desirable location, this is a fantastic opportunity to purchase a nearly new home in one of Hutton's most sought-after developments.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



PROPERTY DESCRIPTION

Entrance Hall

Front entrance door with four obscure double glazed panes which provides access to the entrance hall. Smoke alarm, radiator, stairs to the first floor landing, wood effect laminate flooring and doors to the cloakroom, lounge and kitchen/diner.

Cloakroom

Close coupled WC, wall mounted wash hand basin with mixer tap over and tiled splashback. uPVC obscured double glazed window to the front aspect, radiator and wood effect laminate flooring.

Lounge

uPVC double glazed window to the front aspect, radiator and television & telephone points.

Kitchen/Diner

A matching range of white gloss cupboard with marble work surfaces and upstands, incorporating double stainless steel sink with mixer tap over. Five ring gas hob with extractor canopy over. Eye level double oven, integrated fridge/freezer and dishwasher. Downlights, uPVC double glazed window to the rear aspect, radiator, uPVC double glazed French doors providing access to the rear garden, wood effect laminate flooring and door to the utility room.

Utility Room

White gloss wall and floor cupboards with marble work surfaces with space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer unit with mixer tap over. Obscured double glazed door to the side access and wood effect laminate flooring.

First floor landing

uPVC double glazed window to the side aspect, radiator, large cupboard with double doors, loft access and doors to the bedrooms and bathroom.

Bedroom One

uPVC double glazed window to the rear aspect, radiator and door to the en-suite.

En-suite Shower Room

Fully tiled shower cubicle with chrome shower. Wall mounted wash hand basin with mixer tap over and tiled splashback. Close coupled WC, uPVC obscured double glazed window to the side aspect, chrome heated towel rail and wood effect laminate flooring.

Bedroom Two

uPVC double glazed window to the front aspect, radiator and fitted wardrobe.

Bedroom Three

uPVC double glazed window to the rear aspect and radiator.

Bedroom Four

uPVC double glazed window to the front aspect and radiator.

Bathroom

Panelled bath with mixer tap and shower attachment over. Wall mounted wash hand basin with mixer tap over. Close coupled WC, partially tiled walls, uPVC double glazed window to the side aspect, chrome heated towel rail and wood effect flooring.

PROPERTY DESCRIPTION

Garage & Driveway

Driveway adjacent to the property and provides off street parking for two/three vehicles, and leads to the garage which measures 22'11ft x 10'5. Up and over door, power and lighting.

Rear Garden

The rear garden is a true highlight of the property, offering a beautifully established and private outdoor space that has been thoughtfully landscaped to create distinct areas for relaxing and entertaining. A generous patio area provides the perfect setting for al fresco dining, with a timber pergola framing the pathway that leads onto a well maintained lawn. Deep, mature plant borders are filled with an abundance of trees, shrubs and seasonal flowers, creating a wonderful sense of colour, texture and seclusion throughout the year.

Agent Note

Please note the property is freehold tenure, however there is an annual maintenance fee of £250 for managed common areas.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage

For an indication of specific speeds and supply or coverage in the area, we

recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

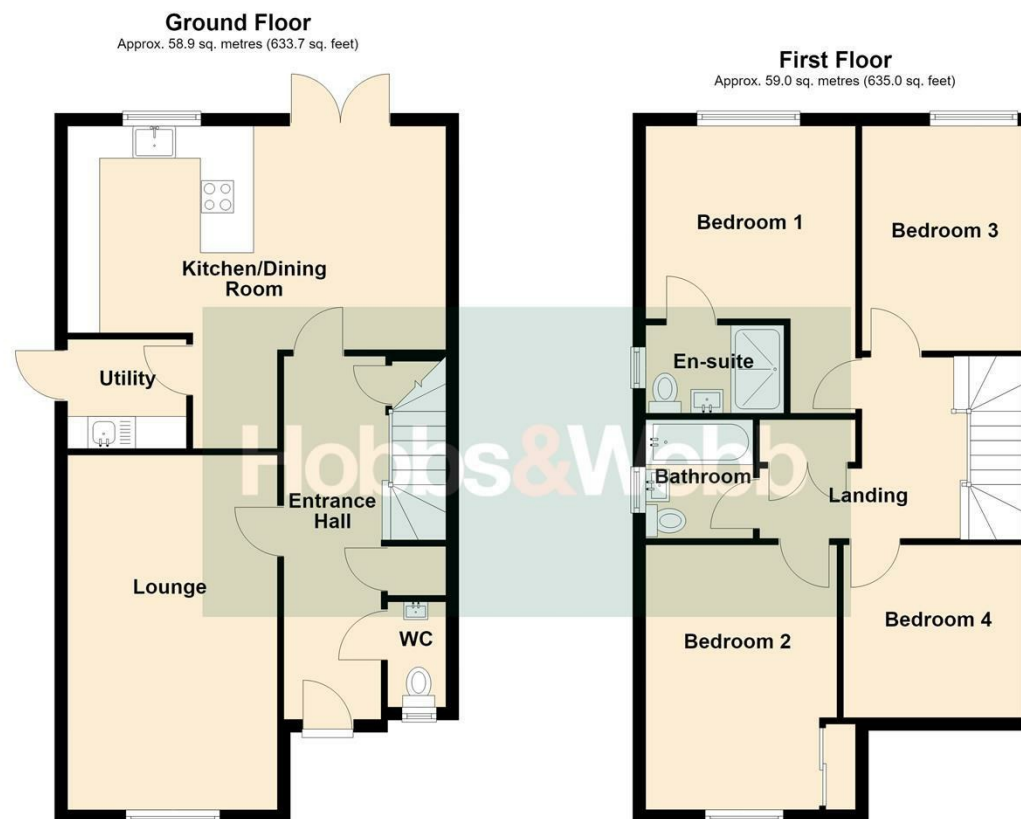
Flood Information:

flood-map-for-planning.service.gov.uk/location









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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.