

# 32 COULSON DRIVE

Weston-Super-Mare, BS22 7QL

## Price £450,000

MAYFAIR
TOWN & COUNTRY

# PROPERTY DESCRIPTION

*VENDOR HAS SECURED VACANT ONWARD!* Occupying a prominent position opposite an attractive open field outlook, we are delighted to present to the market this impressive four-bedroom detached family home. Tucked away within a peaceful and convenient cul-de-sac with fantastic access to sought after schools and transport links. The property combines generous living accommodation with a desirable setting, further enhanced by a double garage, ample driveway parking and a spacious rear garden.

Upon entering, a welcoming hallway provides access to a convenient ground floor W/C and an inviting, light-filled lounge, complete with a charming bay window and gas fireplace. The lounge flows into a separate dining room with patio doors to the garden. The well-appointed kitchen benefits from a range of integrated appliances, while a separate utility room provides additional functionality, with convenient access to both the garden and double garage. To the first floor, the property offers four well-proportioned bedrooms, two of which enjoy pleasant open views across the open fields. The principal bedroom further benefits from its own en-suite shower room, while the remaining bedrooms are served by am attractive refitted family bathroom.

Externally, the property continues to impress with a generously sized, enclosed rear garden enjoying a sunny south-westerly aspect. To the front, a driveway offers off-road parking for at least two vehicles and leads to the double garage. The lawned front garden also presents the potential to create additional parking if a prospective buyer desired.

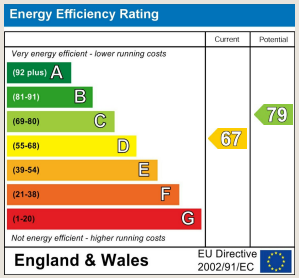
Early viewing is highly recommended to fully appreciate what this attractive detached family home has to offer.

## Situation

0.25 miles - Priory Community School
0.31 miles - Sainsbury's Supermarket
0.54 miles - Worle Train Station
0.54 miles - Castle Batch primary School
0.62 miles - Junction 21 Of The M5
Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council  Council Tax Band:  E
Tenure:  Freehold
EPC Rating:  D














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### Hallway
Dark oak coloured front door opens into the hallway, an obscure uPVC double glazed window to the side, stairs leading to the first floor, radiator and doors to;

### Downstairs Cloakroom
Obscure uPVC double glazed window to the side, low level w/c, hand wash basin with mixer tap over set into double door vanity unit with a tiled surround and a radiator.

### Living Room
11'3" x 17'8" (3.43m x 5.38m)
Substantial uPVC double glazed bay window to the front, floods the room with light, two radiators, gas fireplace with brick surround and archway opening through to;

### Dining Room
12'8" x 10'6" (3.86m x 3.20m)
uPVC sliding doors provide access to the rear garden, a radiator to the side, surplus space for dining room furnishings and door to;

### Kitchen/Breakfast Room
11'8" x 10'6" (3.56m x 3.20m)
uPVC double glazed window to the rear overlooking the garden, the kitchen is fitted with a comprehensive range of base and eye level units, providing ample worktop space over, a fully tiled surround, stainless steel sink with mixer tap over and adjacent drainer, four ring induction hob with extractor hood over and an under stairs storage cupboard. The kitchen is further enhanced by a host of integrated appliances; including a double electric oven, dishwasher, under-counter fridge and microwave set into eye level units.

The kitchen further benefits from additional scope for breakfast table furniture.

### Utility Room
8'7" x 6'7" (2.62m x 2.01m)
A uPVC double glazed window sits parallel to a uPVC door opening out onto the rear garden, the utility room is equipped with a further supply of base and eye level units, a stainless steel sink with adjacent drainer, space and plumbing for a washing machine and tumble dryer, worktop space over, radiator and an internal courtesy door to the garage.

### Landing
uPVC double glazed window to side and radiator situated at the top of the stairs, airing cupboard housing the hot water tank, loft access and doors to;

### Bedroom One
10'11" x 10'9" (3.33m x 3.28m)
Sizable uPVC double glazed window to the front provides a serene outlook onto open fields, radiator below, built-in sliding door wardrobes and door to;

### En-suite
Obscure uPVC double glazed window to the front, the en-suite comprises a white suite consisting of a low level w/c, hand wash basin with mixer tap over set into a double door vanity unit

### Bedroom Two
10'6" x 9'1" (3.20m x 2.77m)
uPVC double glazed window to the rear and a radiator below.

### Bedroom Three
10'9" x 6'10" (3.28m x 2.08m)
uPVC double glazed window to the front presents a peaceful, open fields outlook, a radiator below and built-in sliding door wardrobes.

### Bedroom Four
7'9" x 6'9" (2.36m x 2.06m)
uPVC double glazed window to the rear and a radiator below.

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### Bathroom

Obscure uPVC double glazed window to the rear, the bathroom comprises a white suite consisting of a low level w/c, hand wash basin with mixer tap over set into a double door vanity unit and adjacent counter top space, paneled bath with mixer tap over, glass shower screen and fully tiled surround.

### Rear Garden

Enjoying a south/westerly facing aspect, the rear garden is enclosed by fencing with a courtesy gate to the driveway. Mostly laid to lawn with an array of well kept hedges, plants and flowers, an area laid to paved slabs, two shed and outside tap.

### Double Garage

22'2" x 17'2" max measurement (6.76m x 5.23m max measurement)
Two garage up and over doors to the front, power, lighting, glazed window to rear and internal courtesy door to the utility room.

### Front Garden & Driveway

The driveway provides off street parking for at least two vehicles with courtesy gate to the garden. The front garden is laid to lawn and offers potential for the driveway to be extended by a prospective buyer if they wished to do so.

### Material Information

We have been advised the following;
Council Tax - E
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.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at 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.





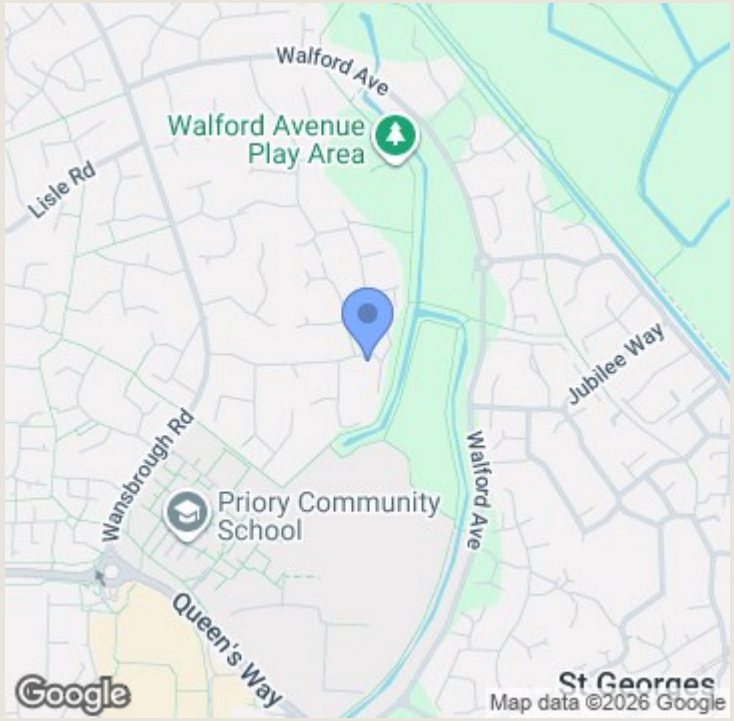











TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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worle@mayfairproperties.net

## 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 affect 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. Floorplans  All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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