



9 CLOVER ROAD

Weston-Super-Mare, BS22 9BY

Price £385,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* EXTENDED, IMMACULATE & UPDATED THROUGHOUT * Mayfair Town & Country are delighted to welcome to the market this beautifully presented and extended family home, situated in the ever-popular area of Wick St. Lawrence.

Thoughtfully improved by the current owners in 2021, the property has been finished to a high standard, including a stunning 12ft Orangery with feature sky lantern and bi-folding doors, new windows and doors, a stylish 'Howdens' kitchen with Quartz worktops and integrated 'Bosch' and 'Neff' appliances, an updated shower room and much more.

The accommodation comprises an entrance hall with downstairs cloakroom, spacious lounge with feature bay window, dining room and impressive Orangery. The fully fitted kitchen/breakfast room provides access to both the rear garden and garage. Upstairs are three good-sized bedrooms, with the principal bedroom benefiting from a cleverly concealed en-suite behind the fitted wardrobes. The remaining bedrooms are served by the refitted shower room.

Outside, the property enjoys a sunny and landscaped rear garden with bi-folding doors opening to the Orangery and gated side access, while the front offers a lawned garden and driveway parking for at least two vehicles, leading to the garage.

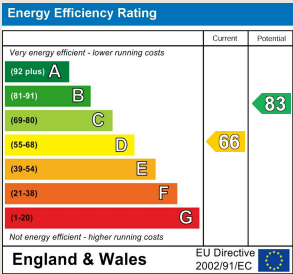
Wick St. Lawrence offers the perfect balance of convenience and tranquility, with a peaceful semi-rural feel while remaining ideally placed for local amenities and transport links. An excellent family home that is in turnkey condition.

Situation

- 0.17 miles - Ebdon Arms Pub
 - 0.27 miles - Tesco Convenience Shop
 - 0.32 miles - Castle Batch Primary School
 - 0.80 miles - Priory Secondary School
 - 1.49 miles - Junction 21 of the M5
- Distances are approximate & sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Hallway

Front door opening into the hallway, stairs rising to the landing with glass and oak balustrade, feature tiled flooring and mirror fronted radiator, access to;

Downstairs Cloakroom

Obscure uPVC double glazed window to front, suite comprising low level WC, and wash basin with mixer tap over, towel radiator and feature tiled flooring.

Lounge

13'10" x 10'11" (4.22m x 3.33m)
uPVC double glazed bay window to front, two radiators and television point.

Dining Room

10'2" x 8'9" (3.10m x 2.67m)
Radiator, door to the kitchen and uPVC double glazed doors opening to;

Orangery

12'1" x 9'5" (3.68m x 2.87m)
uPVC feature sky lantern, dual aspect uPVC double glazed windows to rear and side, under-floor heating, tiled flooring and bi-folding doors with integrated blinds opening to the garden.

Kitchen/Breakfast Room

16'11" x 10'1" max (5.16m x 3.07m max)
Dual aspect uPVC double glazed windows to rear and side, the 'Howdens' fitted kitchen comprises a wide range of fitted eye and base level units with 'Quartz' worktop and tiled surround, under mount sink with adjacent drainer and mixer tap over, seven ring 'Neff' induction hob with extractor over, mid-height electric 'Neff' oven, integrated 'Bosch' fridge/freezer, dishwasher and washing machine, under-stair storage cupboard, radiator, ample space for breakfast table and chairs, feature tiled flooring, doors to the garage and rear door to the garden.

Landing

Glass and oak balustrade, loft hatch, storage cupboard and doors to;

Bedroom 1

10'8" x 10'7" excluding wardrobes (3.25m x 3.23m excluding wardrobes)
uPVC double glazed window to rear, radiator, built-in wardrobes which include a cleverly concealed entrance to;

En-Suite

Obscure uPVC double glazed window to side, suite comprising low level WC, hand wash basin with mixer tap over and large shower cubicle with mains shower over, fully tiled walls and flooring, towel radiator shaver point and extractor.

Bedroom 2

9'10" x 9'4" (3.00m x 2.84m)
uPVC double glazed window to front and radiator.

Bedroom 3

7'5" x 6'11" (2.26m x 2.11m)
uPVC double glazed window to front, shelving, radiator and telephone point.

Shower Room

6'5" x 5'5" (1.96m x 1.65m)
Obscure uPVC double glazed window to rear, refitted suite comprising low level WC, hand wash basin set into storage vanity unit with mixer tap over, walk-in shower cubical with mains shower over, tiled and paneled walls, tiled flooring, towel radiator, extractor and shaver point.

Integral Garage

16'10" x 7'6" (5.13m x 2.29m)
Up and over door to the front, updated consumer unit, power and water supply, loft access to the garage roof space which is partially boarded, integral door to the kitchen/breakfast room.

PROPERTY DESCRIPTION

Rear Garden

Boasting a sunny, predominantly south-facing rear garden, beautifully landscaped with Indian sandstone paving, this wonderful outdoor space is perfect for entertaining or simply relaxing and enjoying the sunshine. Mature feature trees surround the garden, creating an excellent sense of privacy, while the remainder is laid to lawn. Further benefits include a useful garden shed and gated side access leading to the front of the property.

Driveway

The driveway is laid to tarmac and provides off street parking for at least two vehicles.

Front Garden

Laid to lawn with feature trees, plants and shrubs.

Agent Note

We have been advised by the owner the following improvements have been carried out since 2021:

- Orangery extension.
- New windows & doors (excluding front door).
- New 'Worcester Bosch' combination boiler and radiators.
- Updated consumer unit.
- 'Howdens' fitted kitchen with fully integrated appliances and 'Quartz' worktops.
- New flooring in the majority of the property.
- Oak and glass staircase balustrade.
- Landscaped garden with Indian sandstone paving.

Material Information

We have been advised of the following:

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - We have been advised by the owner that Gigabit Broadband is available. 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.

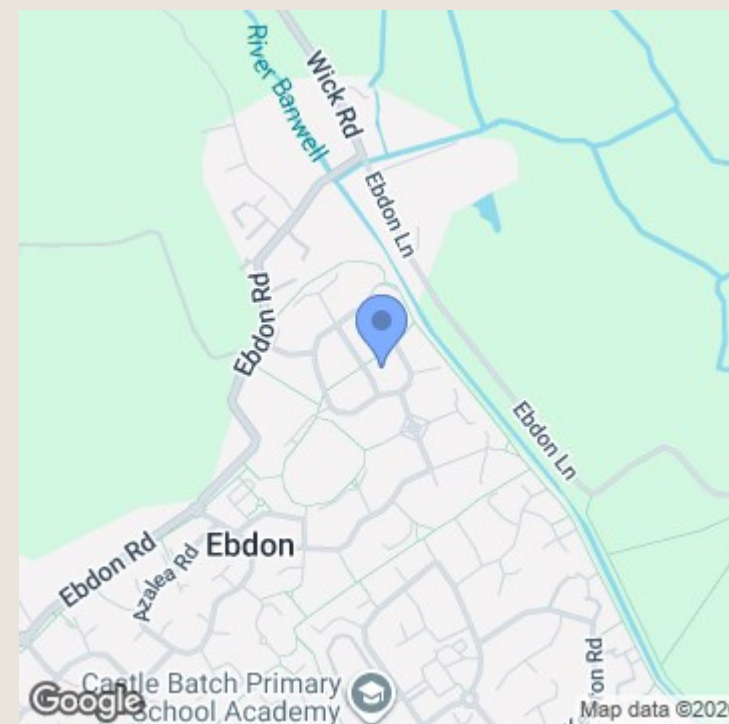
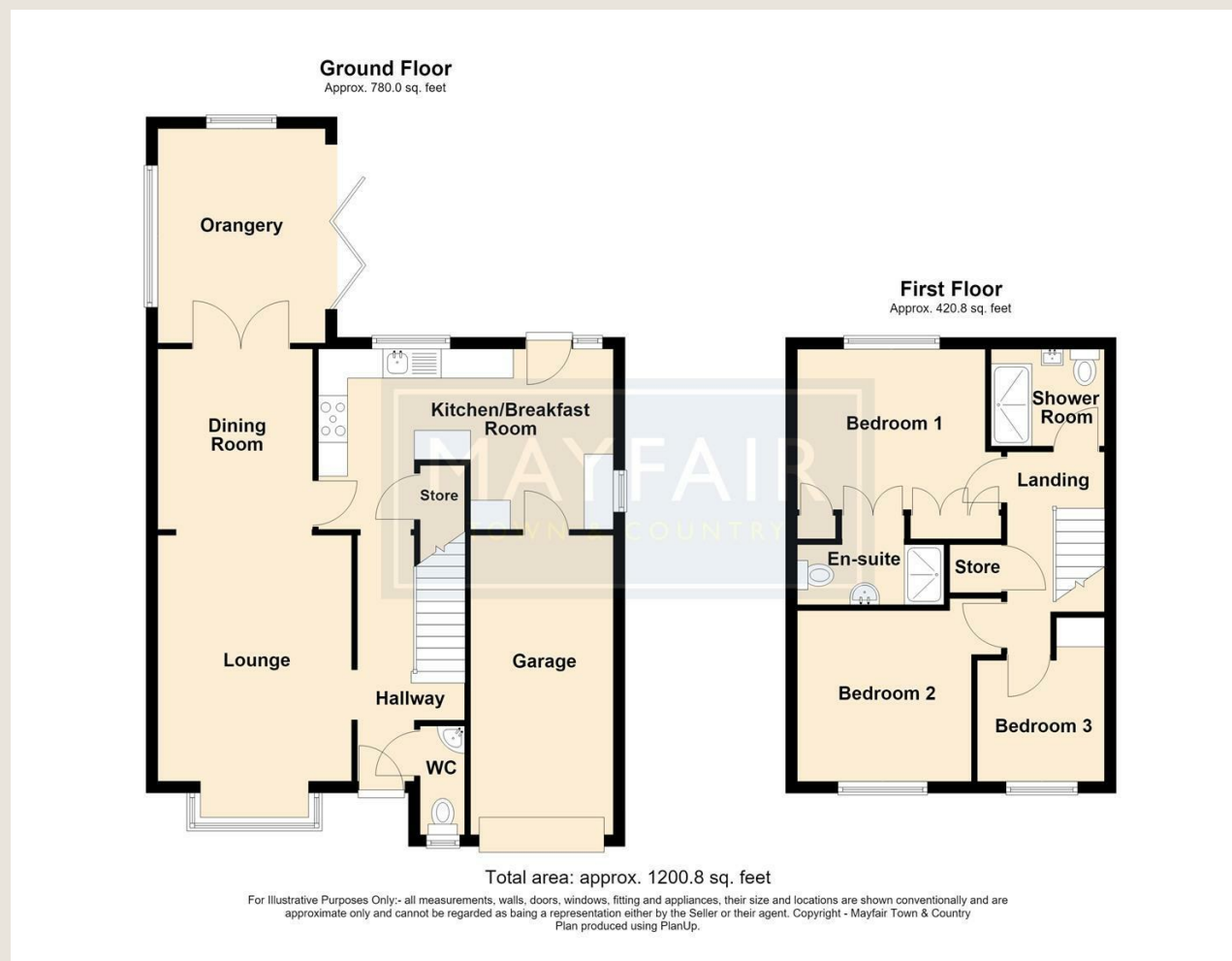
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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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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

