



St. David's Close, Worlebury, Weston-super-Mare
Offers Over **£400,000**



Bedrooms: 4

Bathrooms: 2

Receptions: 2

Deceptively spacious and beautifully balanced, this four-bedroom semi-detached home enjoys a fantastic cul-de-sac position within St Davids Close. With an open-plan kitchen/diner, generous living spaces, large utility room, en-suite to the principal bedroom, integral garage and a private rear garden, it offers the perfect blend of space, comfort and potential for a growing family.

On entering the property, a welcoming hallway gives access to the principal reception rooms. The sitting room is a light-filled space, ideal for relaxing with family, while the separate dining room offers flexibility as either a formal entertaining space or a playroom/study depending on individual needs.

The heart of the home is without doubt the open-plan kitchen/diner, providing plenty of room for both cooking and casual dining, and creating a sociable hub for everyday living. Adjoining this is a particularly large utility room, offering excellent additional storage and practical workspace, as well as direct access into the integral garage.

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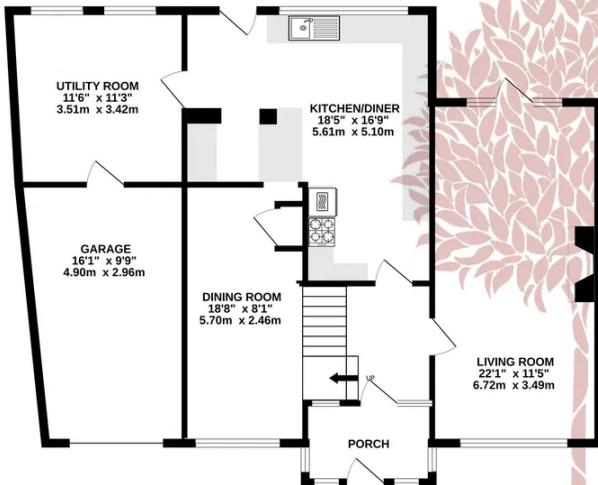
Externally, the property features a private, enclosed rear garden – a secure and peaceful space for children to play or for summer entertaining. To the front, a driveway provides ample parking and leads to the garage.

Occupying a fantastic position with local amenities, schools and transport links all within easy reach. While the home has been lovingly maintained, it also offers the opportunity for a new owner to place their own stamp on the interiors and further enhance the already generous accommodation.

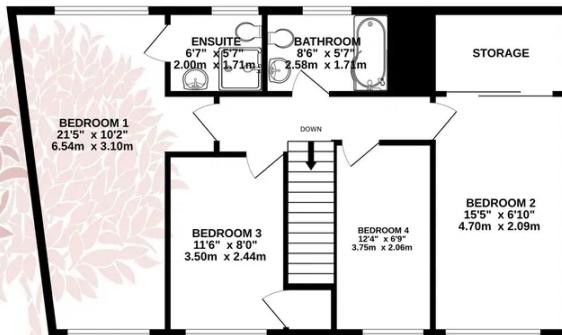
This is a home that truly offers more than meets the eye – deceptively spacious, versatile and ideally located. Early viewing is highly recommended.



GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Our vendor says... "I've loved the privacy this home offers, as well as the fantastic location. The rooms feel so light and airy, and the space throughout has made it a wonderful place to live."

Situation: The town centre of Weston-super-Mare is just a short drive away and amenities include the indoor Sovereign Shopping Centre, doctors, dentists, museum, library, cinema, theatre as well as Weston sea front, promenade and Grand Pier. There are state schools in Lympsham and Weston-super-Mare, and for independent education, Sidcot is an excellent private school just 4 miles away in Winscombe, while Bristol, Taunton, Glastonbury and Street also offer a wide variety of schools. The M5 is within easy reach as is the mainline railway at Weston. Bristol Airport is an easy drive to the north with its scheduled and low cost flights, both national and international. The countryside is well known for its beauty and offers a variety of community pursuits within a short drive.

Directions: Head southeast on Milton Hill toward Worlebury Hill Road. Continue onto Worlebury Hill Road. Turn left onto St Davids Close and number 5 will be on your left hand side.

What3words //offer.hotels.rivers

Material Information: This property operates on gas central heating. Council Tax band: D EPC Rating: D