Hobbs&Webb

BRAMBLEWOOD ROAD

Weston-Super-Mare, BS22 9LW

Price £410,000

4 3 1

Occupying a prime position within the ever-popular North Worle area, this truly exceptional four-bedroom detached residence has been beautifully transformed to create a stylish and contemporary family home that is guaranteed to impress from the moment you step inside.

Finished to an impeccable standard throughout, this turnkey property offers the perfect opportunity for buyers seeking spacious, modern living without the hassle of further work. Thoughtfully designed for both everyday family life and entertaining, the accommodation briefly comprises a welcoming entrance hall, cloakroom, elegant bay-fronted dining room, stunning lounge with tri-folding doors opening seamlessly onto the rear garden, versatile playroom, and a breathtaking 'L'-shaped kitchen/diner which undoubtedly forms the heart of the home.

Upstairs, the property continues to impress with four generously sized bedrooms and a luxurious four-piece family bathroom suite finished with style and sophistication.

Outside, the rear garden enjoys an excellent degree of privacy along with a sunny aspect, creating the perfect setting for summer entertaining and family gatherings. To the front, a substantial block-paved driveway provides ample off-road parking for three to four vehicles.

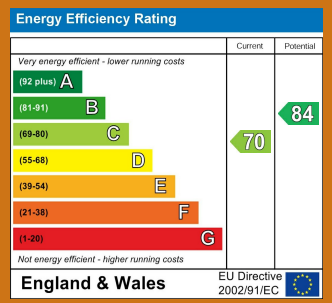
Combining space, style and quality in one of North Worle's most desirable locations, this outstanding home simply must be viewed to be fully appreciated.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C



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

Composite entrance door with slide glazed floor to ceiling panel, wood effect laminate flooring, radiator, smoke alarm, downlights and doors to the cloakroom, dining room, playroom and kitchen/diner.

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap and tiled splashback. Radiator, uPVC obscured double glazed window to the front aspect and wood effect laminate flooring.

Dining Room

13'2 x 11'8 (4.01m x 3.56m)

uPVC double glazed bay window to the front aspect, downlights, radiator, television point, stairs rising to the first floor landing, wood effect laminate flooring and door to the lounge.

Lounge

12'5 x 11'8 (3.78m x 3.56m)

uPVC double glazed tri-folding doors providing access to the rear garden, downlights, radiator, television point and wood effect laminate flooring.

Playroom

13'2 x 8'6 (4.01m x 2.59m)

uPVC double glazed bay window to the front aspect, radiator, downlights and wood effect laminate flooring, loft hatch with pull down ladder to loft area with boiler approximately 2 years old providing hot water and gas central heating.

Kitchen/Diner

'I' shaped room measuring 16'1 max x 15'7 max ('I' shaped room measuring 4.90m max x 4.75m max)

An 'L' shaped room which is superb for hosting family and friends. Comprising a matching range of grey kitchen cupboards and drawers with square edge work surfaces, upstands and inset one large bowl stainless steel sink with adjustable mixer tap over. Five ring induction hob with extractor hood over. Eye level double 'Neff; oven. Integrated washing machine, tumble dryer, dishwasher and tall fridge and freezer. Two vertical radiators, two uPVC double glazed windows to the rear and side aspects, downlights, wood effect laminate flooring and uPVC double glazed bi-folding doors providing access to the rear garden.

Landing

Loft access with drop down ladder, smoke alarm and doors to the bedrooms and bathroom.

Bedroom One

12'6 x 10'1 (3.81m x 3.07m)

uPVC double glazed window to the rear aspect, radiator, television point and built in cupboard with hanging rail.

Bedroom Two

10'1 x 9'7 (3.07m x 2.92m)

uPVC double glazed window to the front aspect and radiator.

PROPERTY DESCRIPTION

Bedroom Three

9'2 x 8'7 (2.79m x 2.62m)

uPVC double glazed window to the rear aspect and radiator.

Bedroom Four

9'2 x 6'5 (2.79m x 1.96m)

uPVC double glazed window to the front aspect and radiator.

Bathroom

A modern and stylish bathroom comprising bath with tiled side panel and rainfall tap. Walk in double length shower cubicle with rainfall shower and additional shower attachment. Wall mounted wash hand basin with mixer tap over. Low level WC, chrome heated towel rail, fully tiled walls, mirrored light up cupboard, uPVC obscured double glazed window to the side aspect, downlights and tiled flooring.

Rear Garden

A highly private garden and enjoying a sunny aspect with brick and fencing boundaries. A lovely patio area which leads to a further lawn area with raised stone chipping borders. A wood chipping area, perfect for swing and trampoline. Summer house, side access gate and outside tap.

Driveway

A large block paved driveway providing off street parking for three or four vehicles.

Material Information.

Additional information not previously mentioned

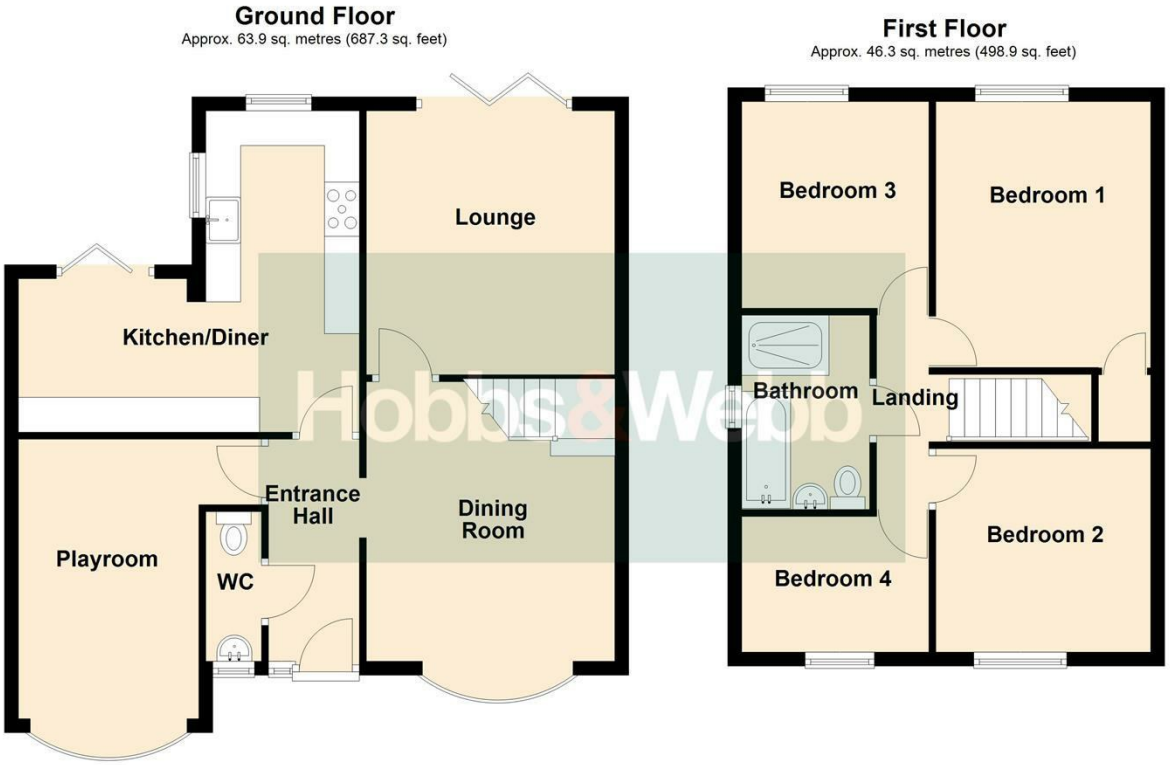
- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage
- Council tax band - D

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

THEA + MAYA'S PLAY ROOM

Shopping
Chips
Friday



Total area: approx. 110.2 sq. metres (1186.2 sq. feet)

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Plan produced using PlanUp.

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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 replied upon for furnishing purposes and are approximate.