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Elmsleigh Road

Offers Over £750,000

- * 1930's Detached Residence
- * Privileged Position
- * 100' Southerly Rear Garden
- * 31' Kitchen/Family Room
- * 4 Bedrooms
- * Beautifully Presented



114 High Street, Worle, BS22 6HD

30 Elmsleigh Road, Weston-s-Mare, BS23 4JN

Description

An opportunity to acquire a lovely 1930's detached residence, occupying a level position in one of South Wards most sought after addresses, within reach of Weston sea front and 18 hole golf course. Beautiful kerb appeal complements modern contemporary living and this fine home has been extensively modified inside and outside, featuring a flexible 31' open plan kitchen/breakfast/family room ideal for the family or socializing with friends. A good size reception hall provides a lovely first impression, plus the inclusion of a utility room, downstairs cloakroom and en-suite shower room will appeal to many. An impressive southerly facing rear garden measures in excess of 100' in length and features a 25' garden studio at the bottom, providing that perfect opportunity for a games room, gymnasium, or home office. A lovely all round package and very much a 'lifestyle' choice which is sure to impress, hence viewing is certainly recommended.

Accommodation

Entrance

Gated access to block paved pathway or driveway, leading to a timber front entrance door opening to

Reception Hall 13' 8" x 12' 7" (4.16m x 3.83m)

extending to 15'2" maximum. A lovely spacious initial welcome to the accommodation, with oak strip flooring and staircase rising to the first floor. Under stair cupboard. Picture rail, radiator, high level windows to the front aspect.

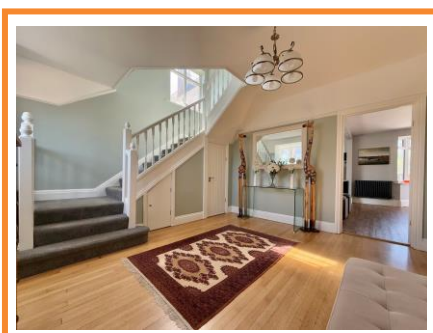
Downstairs Cloakroom

Wood effect flooring. Low level WC and wash hand basin with cupboard below. Double glazed window to side.

Lounge 17' 4" x 12' 8" (5.28m x 3.86m) maximum into double glazed bay window to front aspect. Attractive fireplace with Victorian style inset. Plate rail, traditional 'chunky' radiator.



Kitchen/Breakfast/Family Room 31' 1" maximum x 14' 3" (9.47m x 4.34m) This area has been extensively modified from it's original design and provides lovely flexible family living, ideal for entertaining. The kitchen has been re-styled with navy blue units complemented with quartz style work surfaces. Sink unit with telescopic mixer tap. Integrated double oven and induction hob with stylish cooker hood over. Integrated fridge and dishwasher. LVT flooring. Breakfast bar. Ample space for dining table and chairs plus sofas if desired. Smooth ceiling finish with inset spot lights. 2 traditional 'chunky' radiators. A dual aspect room with double glazed window to side and bay to rear.



Utility Room 9' 10" x 6' 5" (2.99m x 1.95m) Navy blue wall and base units with work surface and inset sink unit with mixer tap. Space for 'American' style fridge/freezer and wash machine. Heated towel rail. Smooth ceiling finish with inset spot lights. Double glazed door to side.

Conservatory 13' 0" x 6' 4" (3.96m x 1.93m) Triple aspect double glazed windows. Double doors to the rear garden.

First Floor Landing

Access to generous loft space with pull down ladder. Double glazed window to side aspect.

Bedroom 1 17' 0" x 14' 4" (5.18m x 4.37m) maximum, plus built-in wardrobes to one wall with multi pane glazed timber doors. L-shaped room enjoying a southerly aspect, with a double glazed window providing views across the 100' rear garden. Telephone point, radiator. Door to en-suite.



En-suite

Comprising shower cubicle with mains shower, wash hand basin with cupboard below and low level WC. Tiled floor.

Bedroom 2 18' 2" x 12' 8" (5.53m x 3.86m) maximum. Smooth ceiling finish, radiator, picture rail. Double glazed bay window to front aspect.



Bedroom 3 10' 2" x 10' 0" (3.10m x 3.05m) Smooth ceiling finish, radiator, double glazed window to rear aspect.

Bedroom 4 13' 8" x 8' 1" (4.16m x 2.46m) maximum including sloping ceiling. Radiator, double glazed window to front aspect.

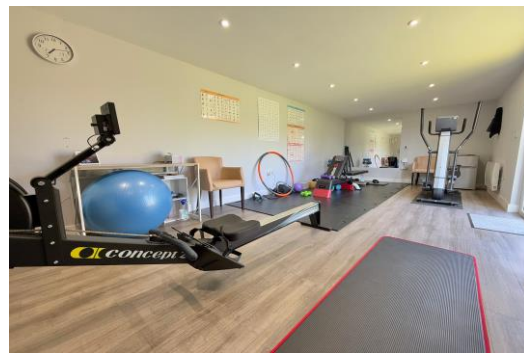
Bathroom 10' 6" x 6' 6" (3.20m x 1.98m) White suite of panelled bath, pedestal wash hand basin and low level WC, plus corner shower cubicle with mains shower. Tiled floor, smooth ceiling finish with coving, heated towel rail. Obscure double glazed window to side.



Outside

The front of the property is enclosed with a combination of stone walling and railings, hedging and fencing. Gated access to a block paved driveway providing off road parking facility, leading to an attached garage with electric roller door. The garage measures 15'9" x 9'5" approx. and benefits from power and light. The rear garden is enclosed and measures in excess of 100' in length, enjoying a southerly aspect and plenty of sunshine throughout the day. A contemporary L-shaped patio area offers ample seating opportunity and complements the main area of garden which is laid to lawn. Shrubs and trees provide height and colour and there are areas laid to stone chippings and plum slate.

The addition of a garden studio at the bottom of the garden adds that extra element of flexibility and could be used as a gym, hobby space or home office. The studio measures 25'4" x 10'9" approx. and incorporates wood effect flooring, smooth ceiling with inset spot lights, plus 2 electric heaters. Glazed double doors and windows afford natural light.



Tenure

Freehold, council tax band is 'F'.

The energy rating for this property is 'C'.

GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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 illustrative 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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