



Hobbs&Webb

BIRCHWOOD AVENUE

Weston-Super-Mare, BS23 3JD

Asking Price £318,500



Set in a highly sought-after Milton location and conveniently close to an excellent primary school, this well-presented home offers comfortable and practical living throughout. The property opens with a welcoming entrance hall leading to a good-sized living room with a bay window to the front, along with an under-stairs cloakroom/WC. The hallway continues through to a spacious kitchen-diner, which naturally becomes the hub of the house.

The kitchen includes a range of modern units, work surfaces, and a central island with space for informal seating. It is a bright room, benefitting from a rear window, French doors to the garden, and two Velux roof windows. Adjacent to the kitchen is a dining/seating area with room for a table and chairs or a small sofa, making it a flexible space for everyday living.

Upstairs, there are three bedrooms—two doubles and one single. Both doubles feature built-in storage, and the main bedroom enjoys a bay window to the front. The family bathroom offers a white suite with shower over the bath, fitted base units with an integrated basin and WC, and a heated towel rail.

Outside, the front of the property provides off-street parking for one vehicle. The rear garden includes a central artificial lawn with patio and paved areas for low-maintenance use. At the back of the garden is a separate studio or office, which has been updated to create a useful additional space with good lighting.

Overall, this is an appealing home in a popular location that is well worth viewing.

Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		

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

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Driveway

Tarmac driveway with decorative block paving borders, electric car charging point and composite entrance door into:-

Entrance Hall

Obscured double vertical panel next to the entrance door, wood effect laminate flooring, radiator, under-stairs storage cupboard and doors to the cloakroom, lounge and kitchen/dining/family room.

Cloakroom

Low Level WC, wash hand basin with mixer tap over and cupboard below, partially tiled walls, wood effect laminate flooring and uPVC obscured double glazed window to the side aspect.

Lounge

12'4 x 13'9 into the bay (3.76m x 4.19m into the bay)

Coved ceiling, uPVC double glazed window to the front aspect, radiator, media wall with recess for television, built in electric fire and shaker style cupboards.

Kitchen/Dining/Family Room

19'4 x 17'2 (5.89m x 5.23m)

A stunning room with two Velux windows, uPVC double glazed window to the rear aspect and uPVC French doors to the rear garden. A range of fitted white and grey gloss wall and base cupboard and drawer units with square edge work surfaces which incorporates composite one and a half bowl sink and drainer unit. Central island with four ring induction hob, drawers and wine fridge. Eye level double oven. Integrated washing machine and dishwasher,

space for American style fridge/freezer, wood effect laminate flooring, radiator and concealed wall mounted gas combination boiler.

Landing

uPVC double glazed window to the side aspect, loft access and doors to the bedrooms and bathroom.

Bedroom One

14'6 into bay x 9'6 plus fitted wardrobes (4.42m into bay x 2.90m plus fitted wardrobes)

uPVC double glazed window to the front aspect, radiator and two fitted wardrobes.

Bedroom Two

11'2 x 9'6 plus fitted wardrobes (3.40m x 2.90m plus fitted wardrobes)

uPVC double glazed window to the rear aspect, radiator, built in wardrobe and a further built in cupboard.

Bedroom Three

8'2 x 6'7 (2.49m x 2.01m)

uPVC double glazed window to the rear aspect and radiator.

Bathroom

A three piece bathroom suite comprising 'P' shaped bath with rainfall shower additional handheld shower, mixer tap, glass screen and tiled surround. Vanity wash hand basin with mixer tap over, low level WC, partially tiled walls, heated towel rail, tiled flooring and uPVC obscured double glazed window to the rear aspect.

PROPERTY DESCRIPTION

Garden & Studio

Enjoying a westerly aspect and laid to patio and artificial lawn with fencing boundaries. Side gate leading to the shared driveway and doors to the studio/office. Power, lighting and wood double glazed doors and windows facing into garden.

Material Information.

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Mains drainage

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

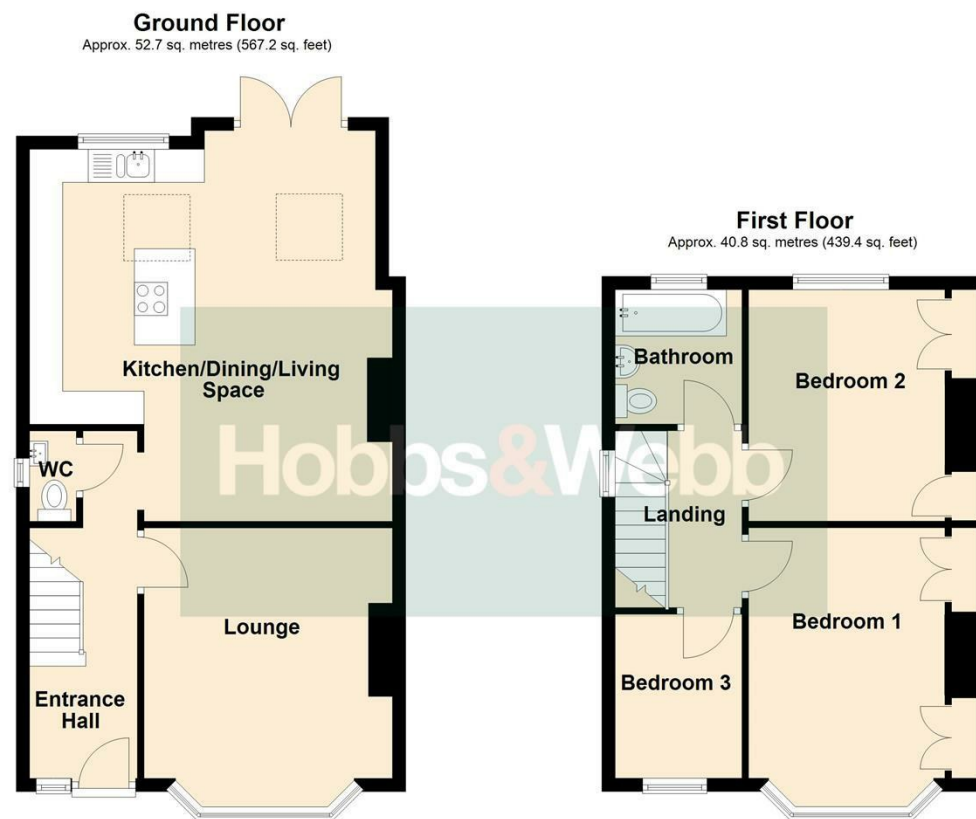
Flood Information:

flood-map-for-planning.service.gov.uk/location









Hobbs&Webb

01934 644664

Open 7 days a week

From - Fri 8am - 6pm Sat 9am - 4pm

Sun 10.30am - 2.30pm



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 relied upon for furnishing purposes and are approximate.