



Hobbs & Webb

WILLIAMS WAY
Weston-Super-Mare, BS29 6ED

Price £450,000



Occupying a prime position on the highly sought-after Mead Fields development by Bellway Homes, this exceptional four-bedroom detached home is almost three years old and has been beautifully upgraded to an impressive show home standard throughout.

Offering stylish and versatile accommodation, the property features a spacious dual-aspect living room with a contemporary feature fireplace and French doors opening onto the rear garden, alongside a stunning open-plan kitchen/dining room with integrated appliances that flows seamlessly into a superb family area with patio doors to the garden, creating the perfect space for modern family living and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, four generous double bedrooms include a superb principal suite with fitted wardrobes and a stylish en-suite, while bedroom two also benefits from fitted wardrobes, complemented by a contemporary family bathroom.

Outside, the private landscaped rear garden provides a wonderful space to relax and entertain, while a single garage and driveway parking for multiple vehicles complete this outstanding home.

Ideally positioned for local amenities, excellent schools and superb commuter links via the nearby M5, this immaculate property is ready to move straight into. Early viewing is highly recommended.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

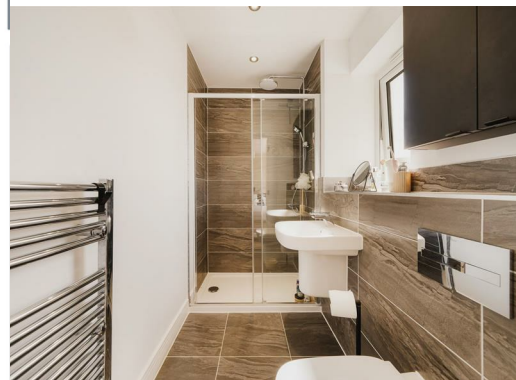
EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	94
(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		
EU Directive 2002/91/EC		

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

01934 644664

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PROPERTY DESCRIPTION

Entrance Hall

uPVC obscured double glazed entrance door with obscured side unit, herringbone style Amtico flooring, radiator, stairs rising to the first floor landing, cupboard and doors to the cloakroom, living room and kitchen/dining/family room.

Cloakroom

Low level WC, pedestal wash hand basin with mixer tap over, partially tiled walls, extractor fan and herringbone Amtico flooring.

Living Room

22'8 x 10'4 (6.91m x 3.15m)

Large uPVC double glazed window to the front aspect, two radiators, feature marble fireplace, television point, uPVC double glazed French doors with side panels providing access to the rear garden.

Kitchen/Dining/Family Room

19'8 max x 19'4 max (5.99m max x 5.89m max)

An 'L' shaped room with stunning charcoal shaker style cupboard and drawer units with quartz work surfaces, incorporating one and a half bowl sink and drainer with instant hot water mixer tap over. Five ring gas hob with extractor hood over, eye level double oven and microwave. Integrated washer/dryer, fridge/freezer and dishwasher. Herringbone Amtico flooring, uPVC double glazed window to the front aspect, concealed wall mounted gas boiler, two radiators, uPVC double glazed floor to ceiling window to the rear aspect, downlights, television point and uPVC double glazed French doors providing access to the rear garden.

Landing

Smoke alarm, loft access, radiator, airing cupboard and doors to the bedrooms and family bathroom.

Bedroom One

14'3 x 10'4 (4.34m x 3.15m)

Large uPVC double glazed window to the front aspect, fitted wardrobe with sliding mirrored doors, radiator and door to the en-suite.

En-suite

Fully tiled shower cubicle with rainfall shower and additional shower attachment, wall mounted wash hand basin with mixer tap over, low level WC, partially tiled walls, chrome heated towel rail, uPVC obscured double glazed window to the front aspect, extractor fan and tiled flooring.

Bedroom Two

11'5 x 10'0 (3.48m x 3.05m)

Large uPVC double glazed window to the front aspect, radiator, wall lights and built in wardrobes with shaker style doors.

Bedroom Three

9'6 x 8'4 (2.90m x 2.54m)

uPVC double glazed window to the rear aspect, radiator and wood effect flooring.

Bedroom Four

10'7 max x 8'4 max (3.23m max x 2.54m max)

uPVC double glazed window to the rear aspect and radiator.

PROPERTY DESCRIPTION

Rear Garden

A beautifully landscaped rear garden offering a generous patio seating area, ideal for outdoor dining and entertaining, alongside a well-maintained lawn bordered by mature planting and attractive flower beds. The enclosed garden provides a private and peaceful setting, with a contemporary design that is both stylish and easy to maintain.

Bathroom

Fully tiled walls, bath with mixer tap, shower attachment and glass shower screen. Wall mounted wash hand basin with mixer tap over, low level WC, shaver point, chrome heated towel rail, extractor fan and tiled flooring.

Driveway & Garage

A tarmac driveway adjacent to the property provides off street parking for two/three vehicles and leads to the garage 23'2 x 9'10 (7.06m x 3.00m) with up and over door, power and lighting.

Agent Note

We have been advised by the seller that there will be a maintenance fee of approximately £300.00 per year.

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

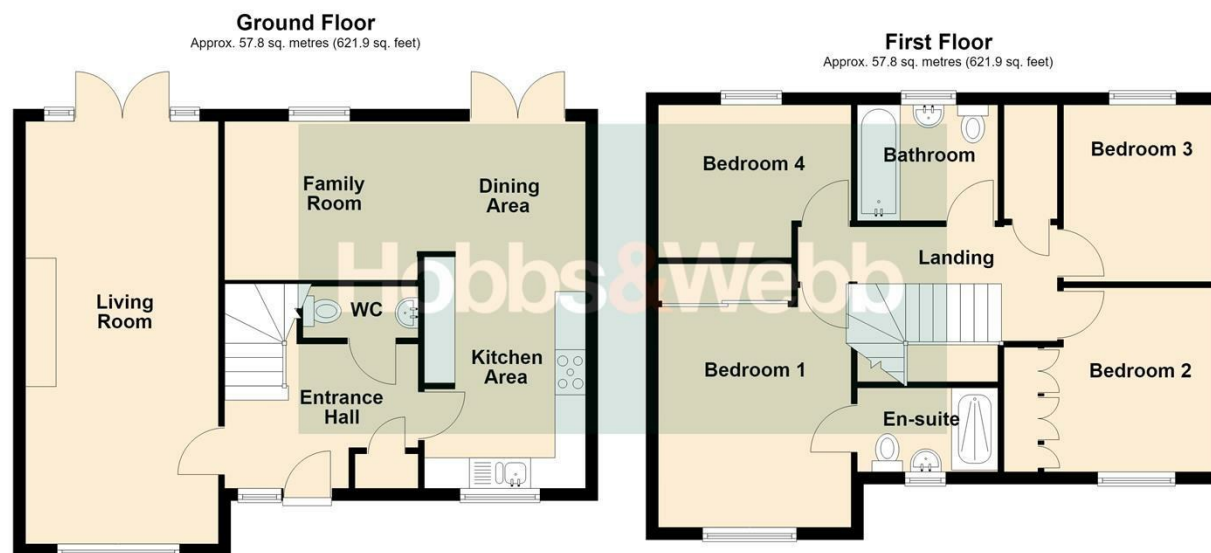
Flood Information:

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









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Plan produced using PlanUp.

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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.