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Estate Agents

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# Harris & Lee

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*Bleadon Hill*

*£415,000*

- \* *Detached Bungalow*
- \* *3 Double Bedrooms*
- \* *Large Garage with Workshop*
- \* *Lovely Corner Plot*
- \* *Potential to Extend*
- \* *Partial Coastal Views*



*114 High Street, Worle, BS22 6HD*

## 47 Burnham Drive, Bleadon Hill, Weston-s-Mare, BS24 9LF

### Description

A lovely 3 bedroom detached bungalow, enjoyed by the present owners since 1989, occupying a privileged corner position on popular Bleadon Hill. Rooms are of generous proportions featuring a 20' x 20' L-shaped living room with wide picture window allowing coastal glimpses in the distance, plus all 3 bedrooms can facilitate a 'double' bed. Many will appreciate the benefits of a separate cloakroom/WC in addition to the main bathroom. The rear gardens are well established and landscaped and enjoy a high degree of privacy, plus a 2/3 car driveway leads to a much larger than average detached garage. This measures 17'7" x 13'3" and widens to 19'9" to include a workshop area. A particular feature, however, courtesy of the sweeping corner plot, is a good size hard standing, accessed via double gates, ideal for accommodating a caravan or motorhome. Those who wish to tinker with a car, with seclusion, will find this area extremely useful and naturally it also provides potential to extend the bungalow if desired, subject to all consents of course. Quite simply, a super all round package and an extremely rare opportunity.

### Accommodation

#### Entrance

UPVC double glazed front entrance door opening to

#### Entrance Lobby 16' 10" x 4' 4" (5.13m x 1.32m)

Lovely size lobby plus built-in storage with louvre doors. Double glazed window to side. Coved ceiling. Multi pane glazed door to

**Living Room 20' 3" x 20' 3" (6.17m x 6.17m)** reducing to 14'. A superb size reception room with a slight L-shape and wide double glazed picture window enjoying a pleasant outlook including coastal glimpses in the distance. Feature stone fireplace. 3 radiators, 2 wall light points. Multi pane glazed doors to inner hallway and to

#### Kitchen 12' 10" x 7' 10" (3.91m x 2.39m)

Shaker style wall and base units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Integrated electric oven and hob with cooker hood over. Integrated dishwasher. Space for fridge and washing machine. Breakfast bar area with radiator beneath. Dual aspect double glazed windows plus door to rear garden.

#### Inner Hallway

Radiator, coved ceiling. Access to loft space, via ladder, with light and part boarding.

**Bedroom 1 15' 5" x 11' 0" (4.70m x 3.35m)** including fitted wardrobes along one wall. Coved ceiling, radiator, double glazed window to rear aspect.

#### Bedroom 2 15' 5" x 9' 0" (4.70m x 2.74m)

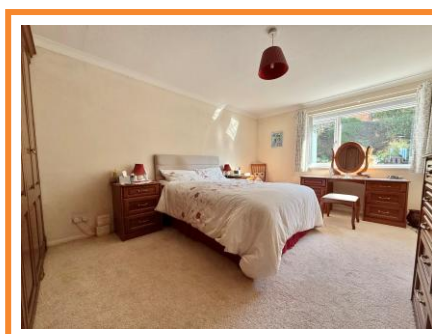
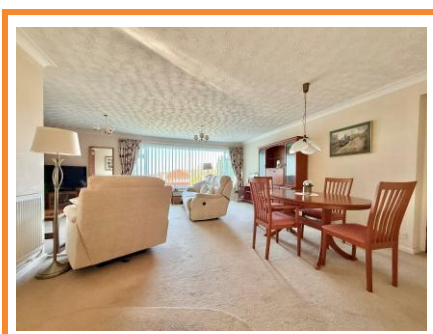
Coved ceiling, radiator, double glazed window to rear aspect.

#### Bedroom 3 9' 7" x 8' 5" (2.92m x 2.56m)

Coved ceiling, radiator, double glazed window to side aspect.

#### Bathroom 6' 10" x 6' 4" (2.08m x 1.93m)

Comprising panelled bath with mains shower and side screen, wash hand basin with counter and a combination of cupboards and drawers beneath, WC. Tiling to floor and walls. Coved ceiling, radiator, obscure double glazed window to side aspect.

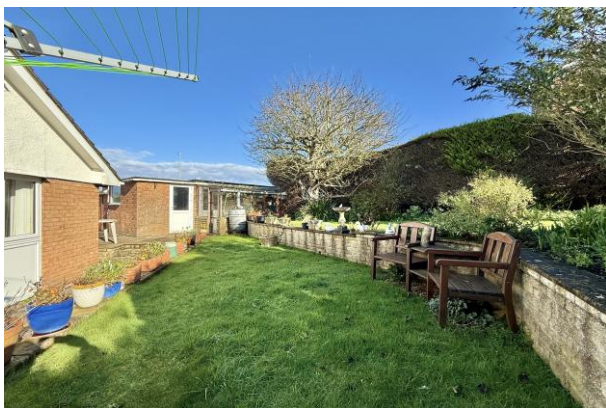


### Additional Cloakroom

WC and wash hand basin with cupboard below. Covered ceiling. Obscure double glazed window to side.

### Outside

Lovely corner plot with sweeping areas of lawn complemented with shrubs and conifer trees. A 2/3 car driveway leads to both a larger than usual garage, plus double gates open into a useful hard standing ideal for car/caravan or motorhome. The L-shaped garage measures 17'7" x 19'9" maximum and benefits from an electric roller door, power and lighting, windows and work shop area. Personal door into the landscaped rear garden, set on various levels and enjoying plenty of privacy. Plateaus of lawn are complemented with flowers, shrubs and trees and a summerhouse is tucked away in the corner, ideal for evening sunshine. A southerly facing patio seating area runs along the side of the bungalow, adjacent to the kitchen for convenience. There are gated access points to the garden on both sides of the property.



### Tenure

Freehold, council tax band is 'E'.

### Other Material Information

Gas central heating and double glazing. Freehold 'owned' solar panels generating healthy savings and returns per annum. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea, and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

**The energy rating for this property is 'tbc'**

### Aerial Photos



GROUND FLOOR  
1328 sq.ft. (123.4 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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