



34 SHADOW WALK

Weston-Super-Mare, BS24 8PH

Price £475,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* DOUBLE GARAGE & OPEN OUTLOOK! * Nestled within the picturesque setting of Elborough Village, this immaculate detached family home enjoys breath-taking views across open fields and woodland.

In brief, the accommodation comprises of an entrance hall with downstairs cloakroom, separate hallway, a spacious 20ft lounge with feature attractive gas fireplace, opening into a light-filled conservatory, and a 20ft kitchen/dining room with a separate utility room. To the first floor are four well-proportioned bedrooms, with those at the rear benefitting from the delightful open outlook. The primary bedroom enjoys its own en-suite, with the rest benefitting from the family bathroom.

Externally, the property occupies an impressive plot extending from front to back. The beautifully maintained rear garden enjoys a desirable south-facing aspect, featuring a generous paved entertaining area and backing onto open fields, creating a peaceful and private setting. To the front, the garden is equally well cared for with attractive rose bushes, while a double garage - partially converted to provide a gym/store room - is complemented by driveway parking in front.

Situated within the ever sought-after and peaceful Elborough Village, the property offers convenient access to a range of local amenities including schools, shops and traditional pubs. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Situation

0.80 miles - The Coach House Pub

1.20 miles - Asda Convenience Shop

2.24 miles - Junction 21 of the M5 Motorway

2.36 miles - Milton Train Station

All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: E

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	70	77
(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	

PROPERTY DESCRIPTION

Entrance Hall

Front door opening into the entrance hallway with radiator, tiled flooring, door to the hallway and door to;

Downstairs Cloakroom

Obscured uPVC double glazed window to front, white suite comprising low level W/C and hand wash basin with mixer tap over and tiled surround, radiator and tiled flooring.

Hallway

Stairs rising to the landing, tiled flooring, thermostat control, radiator and doors to;

Lounge

20'5" x 12'1" max measurements (6.22m x 3.68m max measurements)
Double glazed window to front, feature gas fireplace with attractive tiled surround, two radiators, television point and double glazed doors opening to;

Conservatory

10'10" x 10'8" (3.30m x 3.25m)
Double glazed windows to both sides and rear overlooking the beautifully maintained garden and open aspect outlook onto the field behind, tiled flooring and double glazed doors opening to the garden.

Kitchen/Dining Room

20'5" x 12'0" (6.22m x 3.66m)
Dual aspect double glazed windows to front and rear, the kitchen is fitted with a range of matching eye and base level units with worktop over and tiled surround, one and half sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, mid-height electric double oven, built-in fridge, freezer and dishwasher, ample space for dining table and chairs, two radiators, tiled flooring and archway to;

Utility Room

6'11" x 6'11" (2.11m x 2.11m)
Fitted with base units, worktop space over, inset sink with adjacent drainer, mixer tap over and tiled surround, plumbing for washing machine, space for tumble dryer and fridge, wall mounted 'Potterton' gas boiler, tiled flooring, radiator and door to the garden.

Landing

Double glazed window to rear overlooking the garden and open aspect over the field behind, storage cupboard housing the hot water tank, loft access, radiator and doors to;

Bedroom One

10'11" x 10'4" (3.33m x 3.15m)
Double glazed window to front, generous built-in wardrobes, radiator, television point and door to;

En-suite

Obscured double glazed window to front, white suite comprising low level W/C, hand wash basin with taps over and generous shower cubicle with mains shower over and panelled wall surround, radiator and extractor.

Bedroom Two

12'3" x 8'3" (3.73m x 2.51m)
Double glazed window to rear overlooking the garden and open aspect over the field behind, built-in wardrobe, television point and radiator.

Bedroom Three

12'7" x 7'7" (3.84m x 2.31m)
Double glazed window to rear overlooking the garden and open aspect over the field behind, spotlights, television point and radiator.

Bedroom Four

9'6" x 8'1" (2.90m x 2.46m)
Double glazed window to front, built-in wardrobe and radiator.

PROPERTY DESCRIPTION

Bathroom

Obscured double glazed window to front, white suite comprising low level W/C, hand wash basin with taps over and panelled bath with taps, electric shower over and tiled surround, radiator and extractor.

Rear Garden

The beautifully maintained garden enjoys a perfect south-facing aspect and offers an impressive level of privacy, backing onto open fields and woodland. Accessed from both the conservatory and utility room, a generously sized area laid to paving provides an ideal space for outdoor dining and entertaining. A paved pathway leads to a side gate on one side of the property and a garden shed on the other. The garden is predominantly laid to lawn and bordered by attractive flowerbeds and hedging to either side, creating a colourful and well-defined setting. To the rear, a raised decked seating area provides the perfect spot to enjoy the evening sun while taking in the peaceful outlook across the fields beyond.

Front Garden

Lovingly maintained, the front is laid to paving and decorative stones with flower borders, roses bushes and feature trees.

Double Garage/Gym

The garage has been partially converted to create a single garage on the right hand side measuring 17'5" x 8'11", while the left hand side has been converted into a gym/store room measuring 15'11" x 7'9". The left hand side does still have the garage door to the front with a partition wall behind, so a prospective buyer could reinstate the double garage if they wished. Both have power and lighting with a courtesy door between them and a courtesy door opening to the front of the property for easy access.

Parking

There is space for two vehicles in front of the double garage and potential to adapt the front garden to create additional parking by a prospective buyer if desired (subject to any relevant consents).

Material Information

We have been advised the following:

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

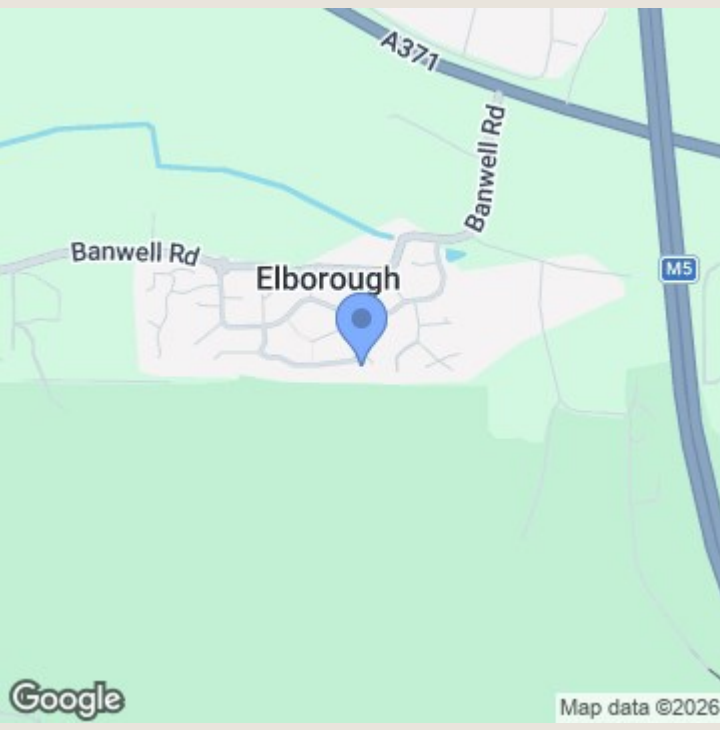
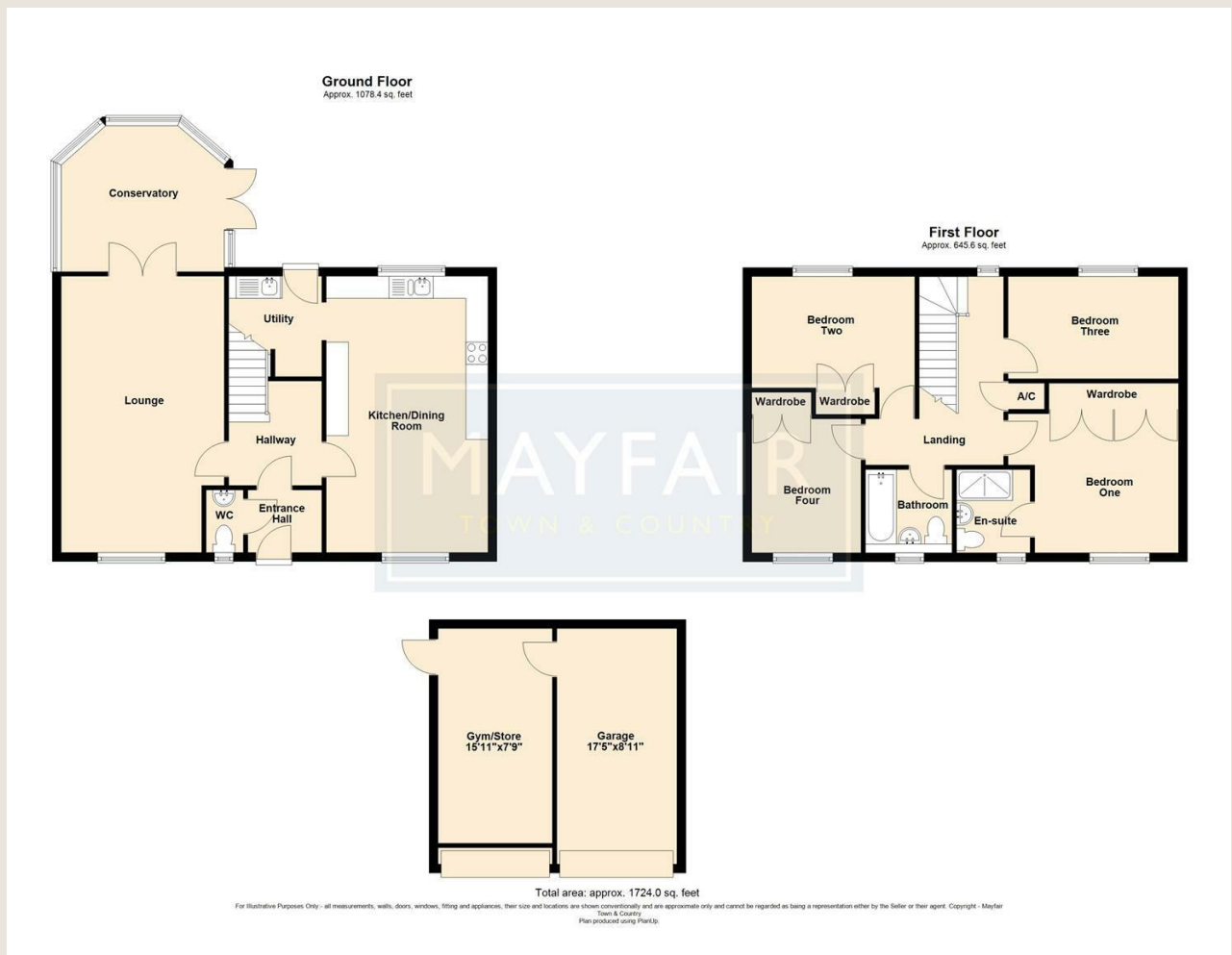
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.









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

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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 affect 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

