



West Garston, Banwell
£350,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 3

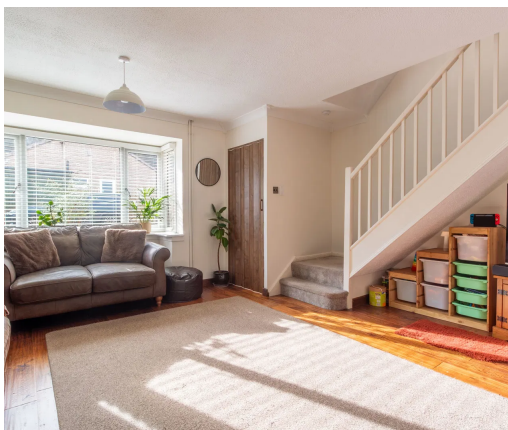
Bathrooms: 1

Receptions: 3

Set in a lovely, well regarded residential location on the western fringe of the village, this super family home is unique to the development and presents a fantastic opportunity to purchase a sensibly priced detached house that you can simply move in, unpack, and start living.

Over recent years our current owners have made a number of improvements to further enhance the accommodation and add to its obvious appeal.

To the front of the house is a small garden with plumb slate decorative chippings and a planted border. To the side is a paved driveway for two cars which leads to a detached single garage. Entering the house under a handy storm porch you continue directly into a handy lobby area and then left into the bay fronted sitting/dining room. A lovely light-filled room (owing to its southerly aspect), there is plenty of space for a soft seating area and a breakfast/dining table if desired. Within the room an open painted staircase rises to the first floor, and there is a chic woodburning stove, attractive wooden floor and French doors leading through to the kitchen. The kitchen is another well presented room, fitted with a good number of modern wall and base units with space for a number of appliances and a contrasting wood effect counter top, and floor to ceiling cupboards flank the side wall to provide excellent additional storage. There is an appealing and practical ceramic tiled floor, a large picture window to the rear and a set of French doors that lead you directly into the conservatory/garden room.



The conservatory/garden room is an excellent addition to the original footprint of the house providing a second seating/reception area for the family to enjoy, it has a glass ceiling and doors out to the rear garden.

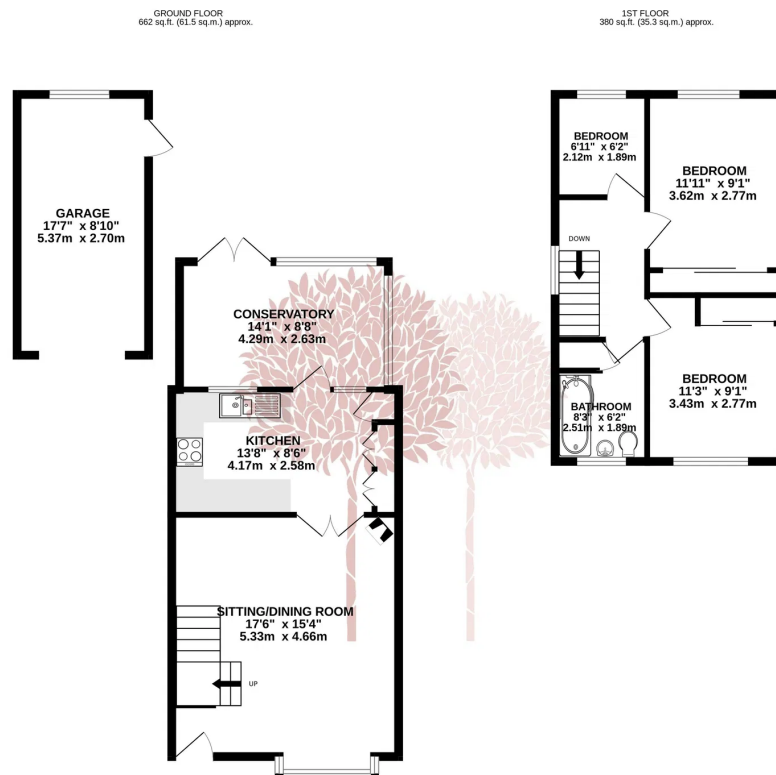
On the first floor are three bedrooms and the family bathroom; two of the bedrooms are good sized doubles which both feature fitted wardrobes, and the third is a perfect child's cot room or perhaps a home office. Completing the first floor accommodation is the recently remodelled and fitted family bathroom, a sleek modern room fitted with a contemporary white suite and ceramic tiles. A heated chrome towel rail and shower over the bath add further luxury and there is a handy store cupboard over the stairs.

Outside there is a good sized and extremely private rear garden, arranged principally over two distinct levels, and a large raised patio area with wooden steps that lead up to a second partially covered terrace, ideal for al-fresco dining and entertaining, which also has a door leading to the garage. From the patio steps descend to a level lawn with a summerhouse and shed (available by separate negotiation). Surrounding the lawn is a well planted border housing a number of small trees and shrubs. There is also a convenient passageway to the side of the house ideal for a bike store and small shed.

The property benefits from gas central heating, double glazing, Upvc fascias and soffits, and a peaceful no-through position with views up the wooded hillside.

What we love about the property ... Set in a peaceful location, this beautifully improved, unique detached home is truly ready to move straight into.





TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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 operation or efficiency can be given.

Made with Metropix 6.0.026

Situation: The North Somerset village of Banwell is within easy driving distance of the cities of Bristol, Weston-super-Mare, Bath, Wells and the national motorway network, making it an ideal choice for the commuter. The village itself has local facilities including shops, pubs, restaurants, churches, primary school and pre-school, with more comprehensive shopping, social and recreational facilities at the above mentioned cities and the coastal town of Weston-super-Mare. Secondary schooling is at nearby Churchill with its associated sports complex and nearby dry-ski slope. The Mendip hills are close by with an excellent range of country pursuits readily available, including riding, walking and caving, whilst the Chew and Yeo Valley's with the Chew and Blagdon lakes offering excellent sailing and fishing. The long distance traveller has plenty of choice - there are excellent motorway and rail links, whilst Bristol International Airport is just a short drive away. For further information see the Banwell website - www.banwell.info.

Directions: Travelling through into Banwell from Weston-super-Mare on the A371, proceed into the village and turn left into Knightcott Park continue around to the left onto West Garstons where the property can be found around the corner to the left hand side. What3Words: [///contoured.resemble.truck](https://www.what3words.com/contoured.resemble.truck)

Material Information: This property operates on gas central heating. Council tax band: D EPC Rating: D

