

89 BLUEBELL ROAD

Weston-Super-Mare, BS22 9BX

Price £475,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* EXTENDED FAMILY HOME IN SOUGHT-AFTER WICK ST. LAWRENCE * Mayfair Town & Country are delighted to present this extended family home, offering generous and versatile accommodation.

The ground floor has been thoughtfully extended to provide a welcoming entrance hall with a stylish refitted cloakroom, a bright lounge featuring a bay window, and a spacious family room-perfect for modern living. The well-appointed kitchen/dining room is complemented by a separate utility room and benefits from internal access to the garage.

Upstairs, the property offers four bedrooms, along with a dedicated office or optional fifth bedroom. The master bedroom enjoys an en-suite, alongside the family bathroom serving the remaining rooms.

Externally, the home boasts a good sized, sunny rear garden, complete with an attractive pergola-ideal for outdoor entertaining and relaxation. While the front benefits a driveway providing off street parking for several vehicles, leading to the integral garage.

Situated in the highly desirable and peaceful area of Wick St. Lawrence, this property is perfectly suited to families, with excellent access to reputable schools, local amenities, and transport links.

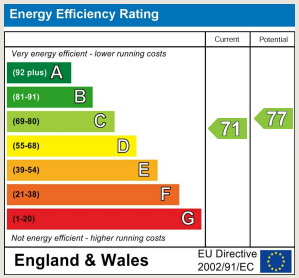
This is a fantastic opportunity not to be missed-contact us today to arrange your viewing.

Situation

0.17 miles - Ebdon Arms Pub
0.27 miles - Tesco Convenience Shop
0.32 miles - Castle Batch Primary School
0.80 miles - Priory Secondary School
1.49 miles - Junction 21 of the M5
Distances are approximate & sourced from Google Maps

Local Authority

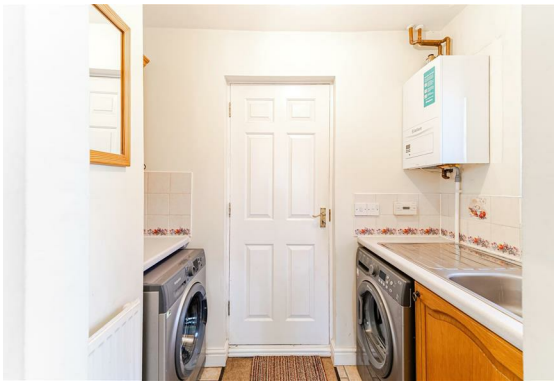
North Somerset Council Council Tax Band: E
Tenure: Freehold
EPC Rating: C













PROPERTY DESCRIPTION

Hallway
Front door opening into the hallway with stairs rising to the landing, radiator, laminate flooring, thermostat and doors to;

Downstairs Cloakroom
uPVC triple glazed window to front, refitted suite comprising low level WC and corner hand wash basin set into storage vanity unit with mixer tap over and tiled surround, towel radiator.

Lounge
13'10" x 10'11" (4.22m x 3.33m)
uPVC triple glazed bay window to front, feature gas fireplace, laminate flooring, radiator and double doors opening to;

Family Room
19'11" x 8'9" (6.07m x 2.67m)
uPVC double glazed patio doors opening to the garden, laminate flooring and radiator. A versatile room which could be used as a dining room or additional reception room. Door to;

Kitchen/Dining Room
19'11" x 16'11" x max measurements (6.07m x 5.16m x max measurements)
Dual aspect uPVC double glazed windows to rear and side, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over, inset one and half stainless steel sink with adjacent drainer and mixer tap over, five ring 'Rangemaster' cooker, integrated under-counter fridge, space for fridge/freezer and plumbing for dishwasher, space for dining table and chairs, radiator, uPVC double glazed door opening to the garden and door to;

Utility Room
uPVC triple glazed window to side, base units with complementary worktop over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, plumbing for washing machine and space for tumble dryer, updated wall mounted gas central heating boiler, radiator and integral door to the garage.

Landing
Airing cupboard housing the hot water tank and storage, loft access and doors to;

Bedroom One
10'9" x 10'7" max measurements (3.28m x 3.23m max measurements)
uPVC triple glazed window to rear, built-in wardrobes, radiator and door to;

En-Suite
uPVC triple glazed window to side, suite comprising low level WC, hand wash basin with taps over and tiled surround, shower cubicle with electric shower over and tiled surround, radiator and extractor.

Bedroom Two
9'9" x 9'4" (2.97m x 2.84m)
uPVC triple glazed window to front and radiator.

Bedroom Three
15'10" x 7'7" (4.83m x 2.31m)
uPVC triple glazed window to front and two radiators.

Bedroom Four
7'6" x 7'5" (2.29m x 2.26m)
uPVC triple glazed window to front, above stair recess and radiator.

Office/Bedroom Five
7'6" x 5'8" (2.29m x 1.73m)
uPVC triple glazed window to rear, built-in office furniture and radiator.

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Bathroom

uPVC triple glazed window to rear, suite comprising low level WC, hand wash basin with taps over and panelled bath with mixer tap and handheld shower attachment over, tiled surround, radiator and extractor.

Rear Garden

The rear garden enjoys abundant sunshine throughout the day and is fully enclosed by fencing. It features a generous amount of lawn, along with a paved entertaining area at the rear complete with a stylish pergola. Additional benefits include a shed, outside tap, and gated side access.

Integral Garage

17'2" x 7'9" (5.23m x 2.36m)
Electric up and over door to the front, power, lighting, water tap and courtesy door to the utility.

Driveway

Attractive block paved driveway providing off street parking for at least four vehicles, feature tree, enclosed by picket fencing to both sides and a metal motorcycle storage container with ramp and electric power supply down the right-hand side of the propert

Material Information

We have been advised of 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.



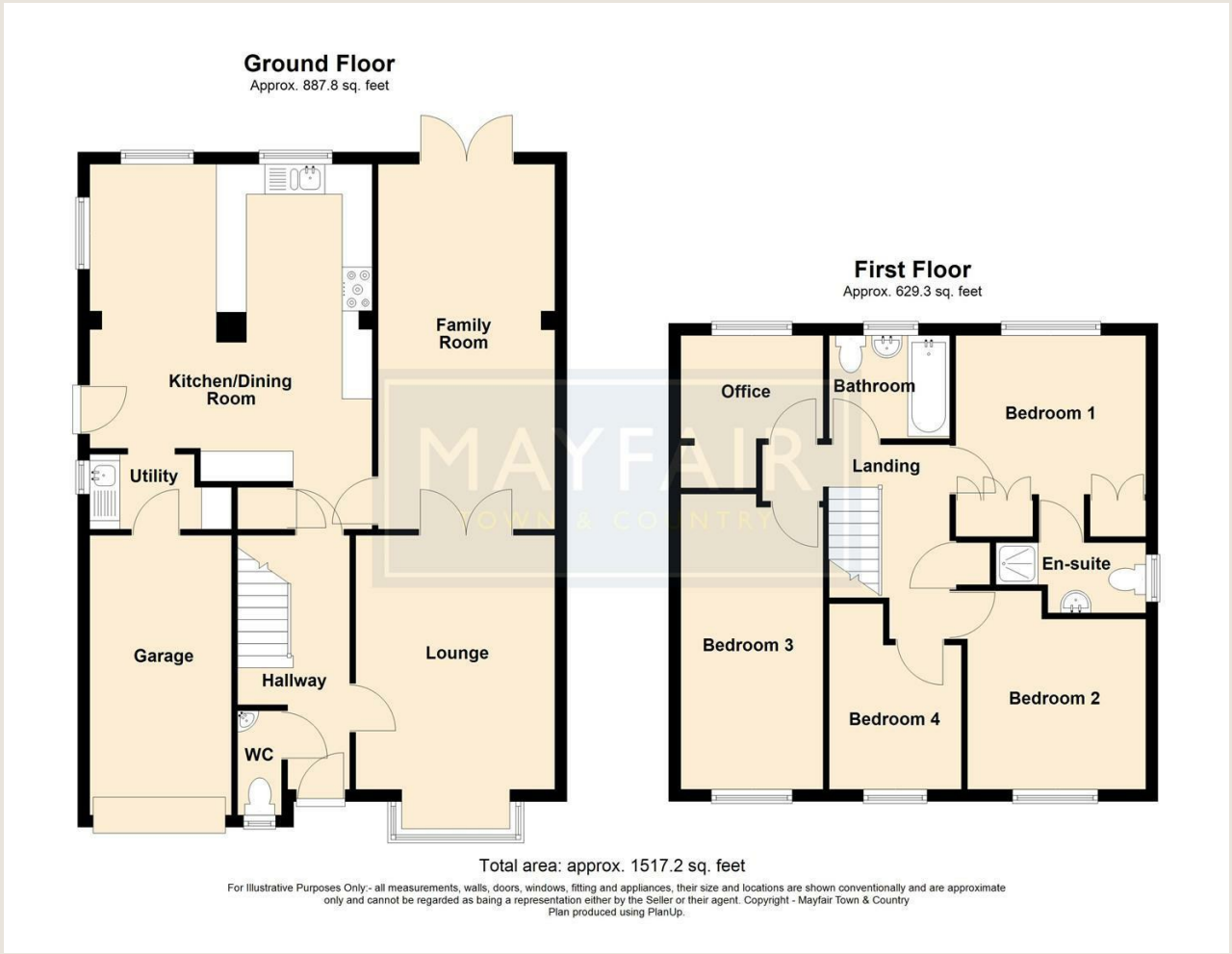


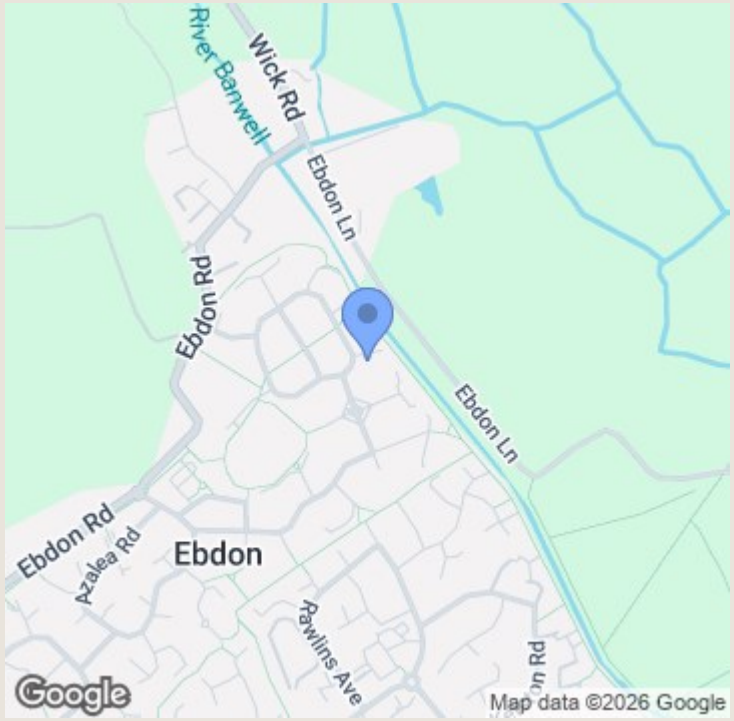












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

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

MAYFAIR TOWN & COUNTRY

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