



62 LOWER KEWSTOKE ROAD

Weston-Super-Mare, BS22 9JX

Price £400,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A deceptively spacious and beautifully presented three-bedroom family home, ideally situated on the sought-after Worle Hillside, within easy reach of local amenities, well-regarded schools, and convenient bus routes.

This charming property offers generous, versatile living accommodation throughout - A superb rear extension creates a stunning open-plan kitchen/dining room, perfect for modern family living and entertaining. The ground floor also benefits from a welcoming lounge, a separate family room, along with a convenient downstairs W/C. Upstairs, the property offers three well proportioned bedrooms, a family bathroom, and a separate W/C.

Externally, the property continues to impress with a fantastic rear garden featuring an insulated garden room, ideal for use as a home office, gym or hobby space and a substantial 20ft shed. To the front, a generous driveway provides off-road parking for multiple vehicles and leads to a gated additional parking area, offering excellent practicality for families and visitors alike.

Combining roadside appeal, space, and versatility both inside and out, this exceptional family home must be viewed to be fully appreciated - early viewing is highly recommended.

Situation

130 metres - Lynch Farm Park
 0.24 miles - The Nut Tree Pub
 0.32 miles - Worle High Street
 0.60 miles - Worle Secondary School
 0.93 miles - Priory Secondary School
 Distances are approximate & sourced from Google Maps

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

PROPERTY DESCRIPTION

Entrance Hall

uPVC front door opening into the hallway, stairs to first floor landing, doors to lounge and family room.

Lounge

14'3" x 11'3" max measurements (4.34m x 3.43m max measurements)
uPVC double glazed window to front, feature decorative fireplace with surround, radiator, television point and door to;

Kitchen/Dining Room

24'6" x 17'2" max measurements (7.47m x 5.23m max measurements)
uPVC double glazed window to rear, the kitchen is fitted with a range of white gloss wall and base units, incorporating central island/breakfast bar and work surfaces over, inset stainless steel double sink unit with central mixer tap over, tiling to splashbacks, range style cooker with extractor hood over, integral washing machine and dishwasher, space for American style fridge freezer, storage cupboard and separate larder, down lights, tiled flooring, radiator, uPVC double glazed french doors to garden.

Downstairs W/C

Suite comprising low level W/C, wall mounted wash hand basin with tiling to splash backs, tiled flooring and down light.

Family Room

12'7" x 9'6" (3.84 x 2.90 (3.83 x 2.89))
uPVC double glazed window to front, telephone and television points and radiator.

First Floor Landing

Access to boarded loft space via pull down ladder with lighting and mounted combination gas boiler (updated in 2023). Doors to;

Bedroom 1

12'6" x 9'9" (3.81m x 2.97m)
uPVC double glazed window to front, fitted wardrobes, additional above-stair storage cupboard and radiator.

Bedroom 2

11'5" x 8'11" (3.48m x 2.72m)
uPVC double glazed window to front and radiator.

Bedroom 3

9'9" x 9'2" (2.97m x 2.79m)
uPVC double glazed window to rear overlooking the garden and radiator.

Family Bathroom

uPVC double glazed obscured window to rear, white suite comprising of enclosed panelled bath with electric shower over, wall mounted wash hand basin, fully tiled walls and flooring, extractor fan and radiator.

Separate W/C

uPVC double glazed obscured window to side, suite comprising low level W/C, wall mounted wash hand basin, fully tiled walls and flooring.

Rear Garden

The large rear garden boasts an array of areas, firstly with an area of patio with space for table and chairs with double electric socket and side gate access onto the driveway, leading on to a large section of lawn with an array of hedges and trees. This continues to the middle garden area which is laid to block paving, with access to the Garden Room (measuring 14'4"x7'0") which is fully insulated, with dual aspect double glazed windows to both sides, power and WiFi cable from the property. A picket fence and archway lead to a patio area and access to the Garden Shed (measuring 20'0"x7'10") with power and lighting. The rear of the garden has been made into a lovely orchard with a variety of fruit trees including apple, plum, cherry and fig - along with a patch of ground, ideal for growing vegetables.

PROPERTY DESCRIPTION

Driveway

The front garden is part enclosed by well maintained hedge borders, the shared driveway provides access to the driveway to the front which creates off street parking on the decorative chippings. The shared driveway then leads down the side of the property to wooden gates which open to the garden and an area laid to concrete providing additional off street parking

Material Information

We have been advised the following;

Council Tax- C

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.

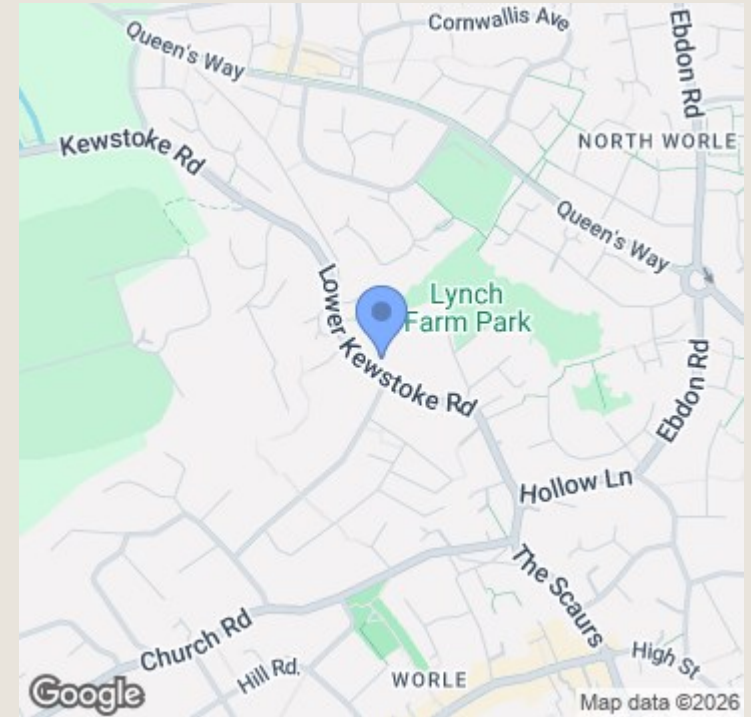
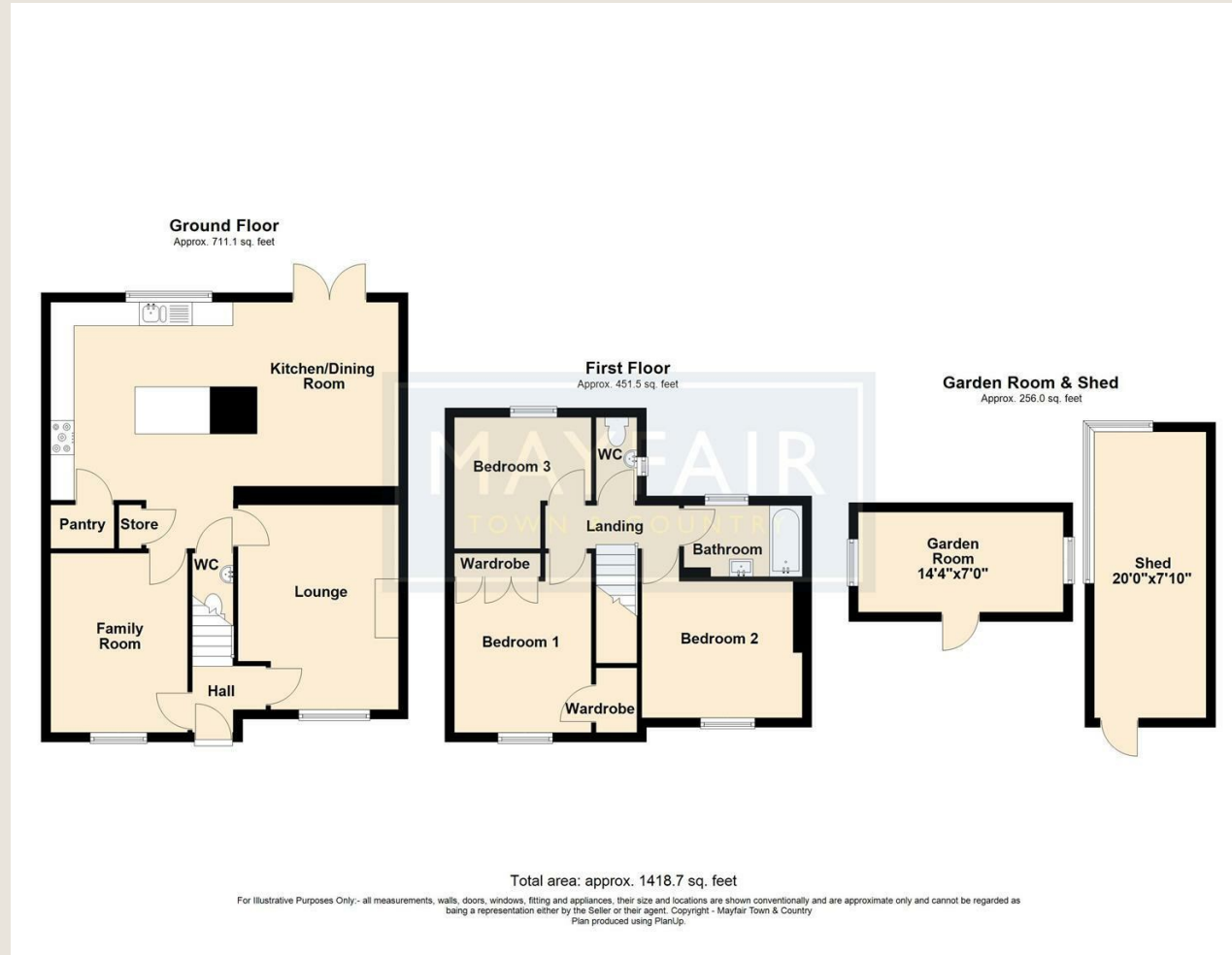
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

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

