

St. Marks Road, Worle, Weston-super-Mare, North Somerset, BS22 7PR

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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This wonderful four-bedroom detached freehold family home is ideally situated within the popular area of Worle, Weston-super-Mare, offering an excellent opportunity for buyers seeking versatile accommodation, comfortable family living, and the potential to personalise. Designed with modern lifestyles in mind, the property provides a practical and flexible layout, making it an ideal choice for growing families.

Inside, the ground floor offers a welcoming entrance hall, a convenient cloakroom, and two reception rooms, providing flexible spaces for entertaining, working from home, or spending quality time together. The superb open-plan kitchen/conservatory forms the heart of the home, boasting ample workspace, excellent storage and a sociable layout ideal for everyday living. A versatile fourth bedroom completes the ground floor, offering the flexibility to be used as a guest bedroom, home office or hobby room. Upstairs, three well-proportioned bedrooms are complemented by a family bathroom.

Outside, the property boasts a superb, fully enclosed rear garden, providing a private space to relax, entertain, or enjoy time outdoors. To the front, an ample private driveway and garage offer valuable off-street parking and additional storage. The property also benefits from planning permission for a two-storey rear extension, first-floor side extension, garage conversion into additional living accommodation, and enlargement of the front hardstanding (ref:25/P/0500/FUH) offering fantastic potential to further enhance the home.

Positioned close to well-regarded schools, shops, supermarkets, parks, transport links, and everyday amenities, the property is perfectly placed for convenient day-to-day living. With Worle High Street, commuter routes, and Weston-super-Mare town centre all within easy reach, this fantastic family home enjoys a desirable location that will appeal to a wide range of buyers.

EPC Rating: C71 | Council Tax Band: D

- **A four-bedroom, detached, freehold family home**
- **Two reception rooms allowing flexible living spaces**
- **Superb private and enclosed rear garden**
- **Ample private driveway and garage providing valuable off-street parking**
- **Well positioned in Worle, a stone's throw away from schools and within reach of local amenities and travel routes**
- **Ideal for family buyers**
- **Full planning permission granted for extension ref: 25/P/0500/FUH**
- **Approximately 1,417 square feet**









Accommodation

Entrance
On approach to the property you are met with a step up to a UPVC double glazed entrance door.

Hallway
A welcoming hallway with a useful storage cupboard, radiator, ceiling light, doors leading to principal rooms.

Cloakroom
Timber effect vinyl flooring, low-level WC, radiator, wash hand basin over vanity unit, UPVC double glazed window, tiled walls, ceiling light.

Dining Room
A well-presented dining space with a UPVC double glazed window, radiator, ceiling light, door leading to living room.

Living Room
A super living space with built-in electric fireplace and exposed brick and timber mantle feature, radiator, UPVC double glazed corner style sliding patio door leading to rear garden, ceiling light.

Kitchen/Conservatory
A superb open plan kitchen and conservatory space with tiled flooring, range of wall and floor storage units with worktops and tile splashbacks over, an inset one and a half bowl stainless steel sink and drainer with Swan neck style tap over, an inset five burner gas hob with an extraction hood over, an integrated dishwasher, an eyelevel oven and grill, an integrated washing machine, a kitchen island with breakfast bar feature, a UPVC double glazed window, a UPVC double glazed conservatory area with radiators, a wall light, various ceiling lights, a UPVC double glazed patio doors leading to rear garden, a door leading to bedroom.

Bedroom Four
A double bedroom with a UPVC double glazed window, radiator, useful storage cupboard, cupboard housing consumer unit, ceiling spotlights, door leading to garage.

Stairs Rising from Dining Room to First Floor Landing

First Floor Landing
A first-floor landing with a wall light, roof space access hatch, doors leading to first floor rooms.

Master Bedroom
A wonderful master bedroom with various built-in storage space and hanging rails, radiator, UPVC double glazed window, wall lights, ceiling light, door leading to en-suite shower room.

En-Suite Shower Room
Timber effect vinyl flooring, low-level WC, wash hand basin over vanity unit, heated towel rail, UPVC double glazed window, enclosed mains fed shower and shower attachment, extraction fan, ceiling light.

Bedroom Two
A double bedroom with built-in useful storage space, radiator, UPVC double glazed window, ceiling light.

Bedroom Three
A double bedroom with a useful storage cupboard, radiator, a UPVC double glazed window, ceiling light.

Family Bathroom
Timber effect vinyl flooring, low-level WC, wash hand basin over pedestal, panel bath with electric shower over, UPVC double glazed window, heated towel rail, extraction fan, UPVC double glazed window, ceiling spotlights.

Outside

Front Garden & Driveway
On approach to the property you are met with an ample private driveway providing reliable, off-street parking, area laid to gravel with mature bushes and shrubs, to the side of the property there is a gated entrance to the private enclosed rear garden.

Garage
A useful garage with an up and over metal entrance, access to power and electricity, wall mounted gas fired boiler, roof space access hatch, ceiling lights.

Rear Garden
A wonderful private and enclosed tiered garden with a concrete slab patio area, areas laid to lawn, steps up to an area laid to gravel with flowerbeds housing mature bushes and shrubs, timber shed with access to power and electricity, water tap.

Planning Permission
Benefitting from full planning permission for a two-storey rear extension, first-floor side extension, garage conversion into additional living accommodation, and enlargement of the front hardstanding granted in May 2025 (ref: 25/P/0500/FUH).

Services
Mains water, gas, electricity, drainage.

Heating System
Gas central heating.

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/3f0c726960c0463a99803c19548ba2c7/

Floor Plan
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floorplan is for illustrative purposes only.























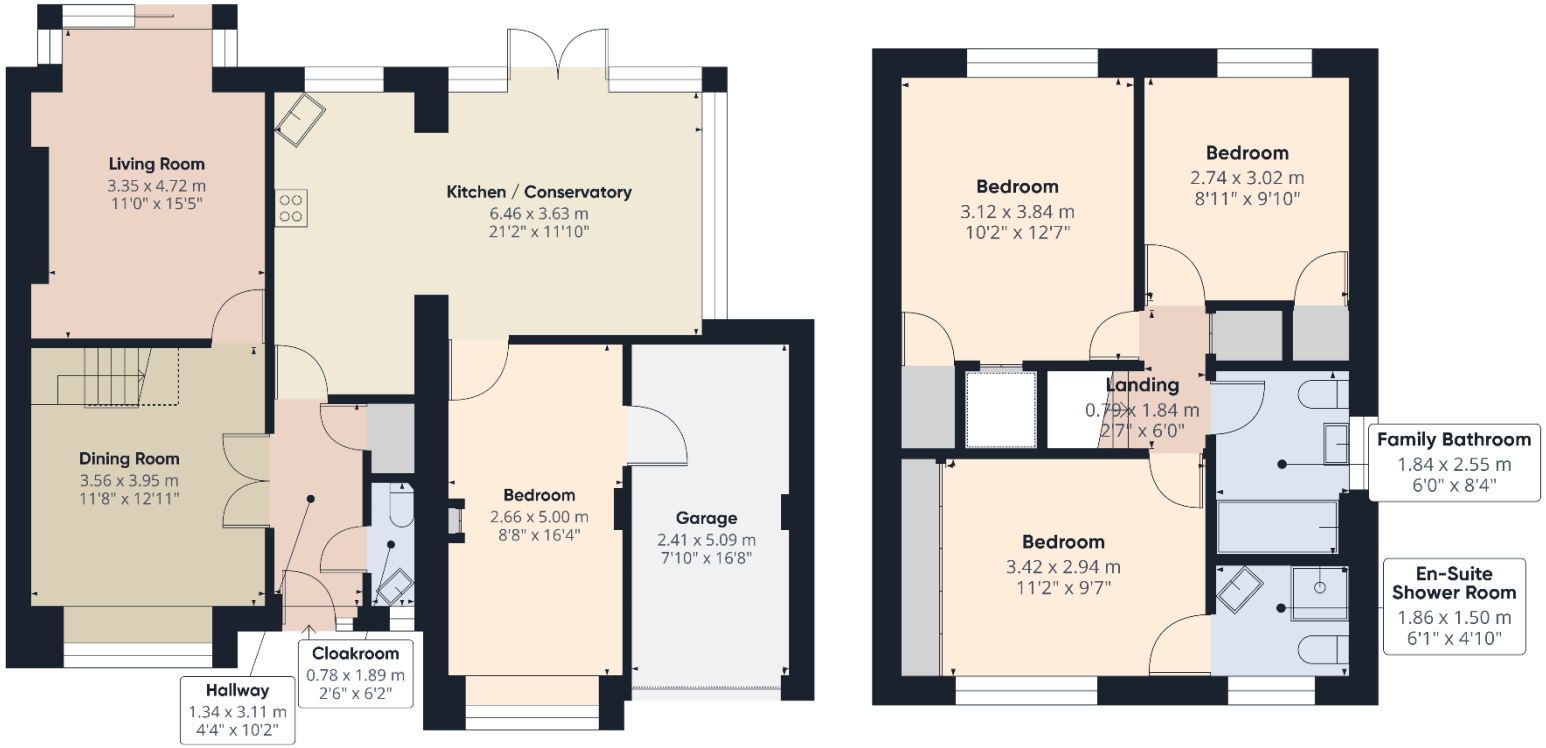


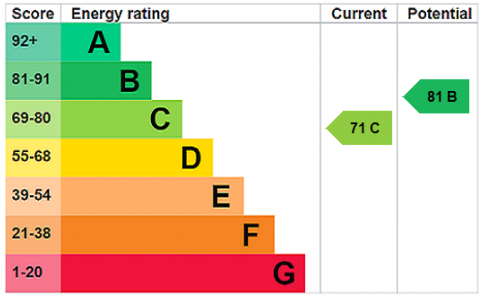












Approximate total area(1)

131.7 m²

1417 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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