

Stratton Lane, Kewstoke, Weston-super-Mare, North Somerset, BS22 9FL

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A tremendous four/five bedroom detached freehold family home, finished to an exceptional specification and ready to move straight into. The accommodation is beautifully presented throughout, combining character features with modern family living, including underfloor heating to the ground floor, a welcoming living room with impressive log burner and a superb bespoke open-plan kitchen, dining and breakfast room. The kitchen is fitted with a range of wall and floor units, central island and breakfast bar, integrated appliances and bi-folding doors opening into the sun room and garden.

The accommodation continues with a generous master bedroom featuring fitted wardrobes and an ensuite shower room, alongside two further double bedrooms and a fantastic family bathroom. The ground floor also benefits from a useful utility room, shower room and two additional double bedrooms currently suited to use as an office or guest accommodation, offering excellent flexibility for a growing family or those working from home.

A particular highlight is the remarkable private and enclosed wrap-around style garden, featuring areas of lawn, gravelled seating and entertaining spaces, mature planting and a prominent mature tree. The aluminium-framed sun room provides an impressive additional reception space with porcelain tiled flooring, glass panelled roof and surrounding sliding doors, creating a seamless connection with the garden. To the front, a private tarmac driveway with surrounding block paving provides valuable off-street parking for a variety of vehicles, with a useful external storage room and side access.

The property holds an excellent position near Kewstoke's seafront, offering access to the coast and the surrounding village amenities. This is a fantastic opportunity for family buyers to acquire a turn-key home in a desirable coastal location, with excellent accommodation, versatile living space and an exceptional garden.

EPC Rating: TBA | Council Tax Band: F

- **A tremendous four/five bedroom, detached, freehold family home**
- **Exceptional specification, beautifully finished and ready to move in!**
- **A bespoke open-plan kitchen, dining and breakfast room, intended for modern family living**
- **A generous master bedroom complete with ensuite shower room**
- **Remarkable private and enclosed wraparound style garden & sun room**
- **Excellent driveway providing valuable off-street parking for a variety of vehicles**
- **Holding an excellent position near Kewstoke's seafront**
- **Fantastic opportunity for family buyers to obtain a turn-key property**
- **Approximately 2,403 sq. ft**









Accommodation

Entrance
On approach to the property you are met with a private driveway laid to tarmac with surrounding block paving providing valuable off-street parking for several vehicles. To the side, there is an area laid to lawn with a walkway leading to a timber gate, while a step leads up to the UPVC double-glazed entrance door.

Hallway
An inviting entrance hallway with tiled flooring and underfloor heating, ceiling lights, doors leading to principal rooms.

Living Room
Light and bright living room with hardwood flooring and underfloor heating, featuring an impressive log burner set on a granite hearth with timber mantle, pair of UPVC double glazed windows and ceiling light.

Utility
Useful utility room with tiled flooring and underfloor heating, a range of wall and floor storage units with worktops and tiled splashbacks, space and plumbing for appliances, inset stainless steel sink and drainer, wall-mounted gas-fired boiler, wall-mounted consumer unit, extractor fan and ceiling light, door leading to the shower room, UPVC double-glazed patio door provides access to the side of the property.

Bedroom Four
Double bedroom currently being used as an office with hardwood flooring and underfloor heating, UPVC double glazed window, ceiling light, door leading to the shower room.

Shower Room
Well-presented shower room with tiled flooring, low-level WC, wash hand basin over pedestal, enclosed mains fed shower, UPVC double glazed window, extractor fan, ceiling spotlights.

Bedroom Five
Double bedroom with hardwood flooring and underfloor heating, UPVC double glazed window and ceiling light.

Kitchen/Dining/Breakfast Room
Impressive open-plan kitchen, dining and breakfast room with tiled flooring and underfloor heating. The kitchen features a wide selection of wall and floor storage units with timber worktops and tiled splashbacks, inset one-and-a-half bowl stainless steel sink with mixer tap positioned beneath a UPVC double glazed window, integrated dishwasher, inset five-burner gas hob with extractor hood over, eye-level double oven and grill, space for additional appliances, and a fantastic kitchen island with breakfast bar feature, pendant ceiling lights, UPVC double glazed bi-folding doors lead to the sunroom, alongside an additional set of bi-folding doors opening onto the private and enclosed rear garden.

Sun Room
A remarkable aluminium framed sunroom with porcelain tiles, wall lights, access to power and electric, wall mounted heater, glass panelled roof, surrounding sliding glass doors opening to the private and enclosed wraparound garden.

Stairs Rising from Entrance Hallway to the First-Floor Landing

First Floor Landing
Landing with timber balustrade and glass panelling, hardwood flooring, radiator, airing cupboard housing the hot water tank, roof access hatch and ceiling light.

Master Bedroom
Master bedroom with hardwood flooring, wide selection of fitted storage wardrobes with compartments and hanging rails, radiator, pair of UPVC double glazed windows, ceiling light and partly sloping ceiling, door leading to the ensuite shower room.

Ensuite Shower Room
With tiled flooring, low-level WC, wash hand basin over floating vanity unit, an enclosed means fed shower, heated towel rail, a UPVC double glaze window, extractor fan, ceiling spotlights.

Bedroom Two
Superb double bedroom with hardwood flooring, pair of built-in storage cupboards, radiator, UPVC double glazed window, partly sloping ceiling, timber-framed double glazed skylight windows, ceiling light.

Bedroom Three
Lovely double bedroom with hardwood flooring, pair of UPVC double glazed windows, radiator, an array of built in storage wardrobe space with sliding doors, ceiling lights.

Bathroom
Fantastic family bathroom with tiled flooring, low-level WC, wash hand basin over a floating vanity unit, panelled bath, heated towel rail, UPVC double glazed window, enclosed mains-fed shower with a recessed niche, tiled walls, extractor fan, ceiling spotlights.

Outside

Driveway
On approach to the property you are greeted by a private driveway laid to tarmac with surrounding block paving, providing valuable off-street parking for a number of vehicles. A prominent mature tree creates an attractive feature, while to the side is an area laid to lawn with a walkway leading to a timber gate. A step up to a UPVC double glazed entrance door.

Storage
Useful storage room with a barn door style entrance.









Wrap-Around Garden
Incredible private and enclosed wrap-around style garden with areas laid to gravel, ideal for hosting and relaxing, alongside an area laid to lawn with a mature tree feature. An elevated area laid to lawn, surrounding flowerbeds, home to mature bushes and shrubs, with wall lights. To the side a concrete-tiled walkway with an external water supply tap and a timber gate leading to the front of the property.

Services
Mains water, gas, electric and drainage**.**

Heating System
Gas fired boiler, water based underfloor heating, log burner stove.

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/c1f46328fc43425f8548fa6cc12fc2ae

3D Floor Plan
https://my.giraffe360.com/3dflp/ndozasq

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.

Access
Situated on a private road with granted full rights of access to cross.














PEGS






BUFFON
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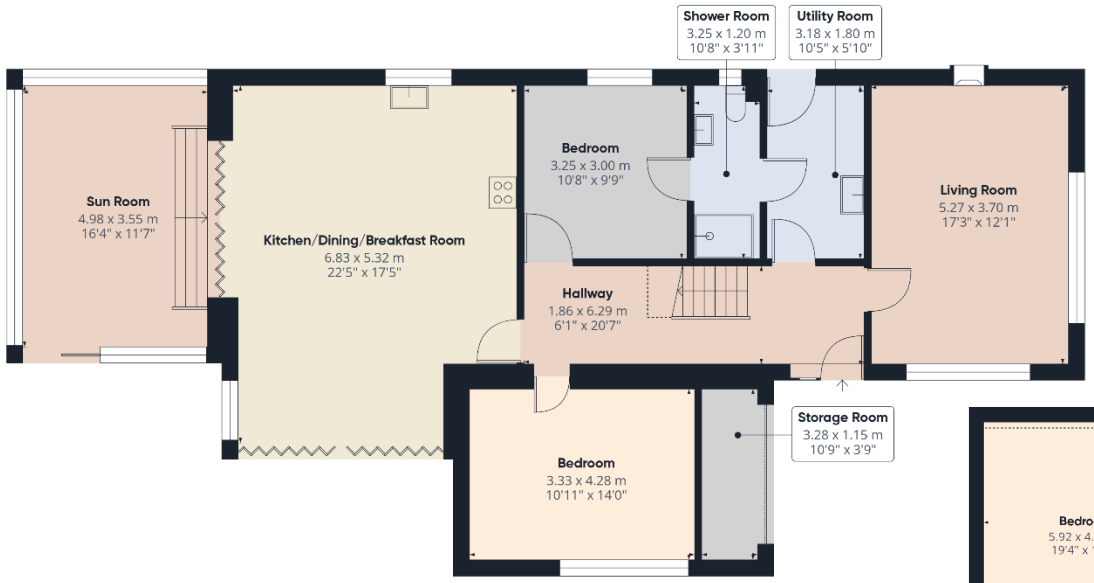












Approximate total area(1)

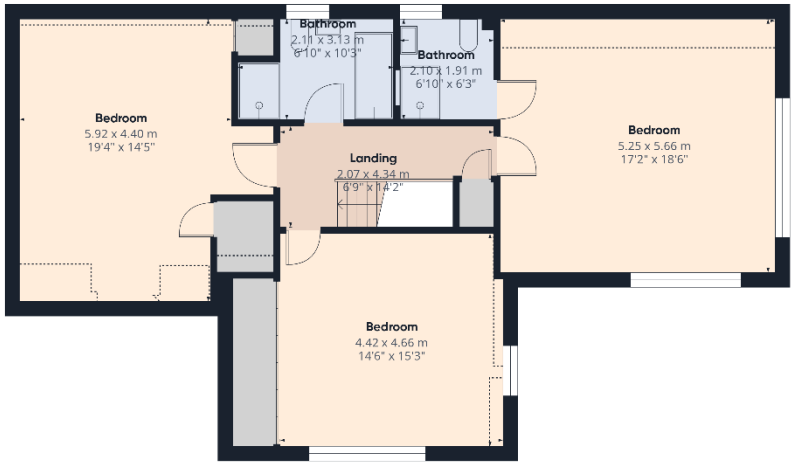
223.9 m²

2409 ft²

Reduced headroom

8.4 m²

90 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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