

Purn Road, Bleadon Hill, Weston-super-Mare, North Somerset, BS24 9JQ

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A superb four bedroom, detached, freehold family home, offering an exceptional range of accommodation arranged over two floors and a flexible layout ideal for modern family living. The ground floor features a welcoming living room with bay window and fireplace, useful study and bright dining room with vaulted ceiling and electric skylights. The impressive bespoke open-plan kitchen, lounge and breakfast room forms the heart of the home, featuring granite worktops, central island and breakfast bar, an extensive range of integrated Neff appliances, underfloor heating and bi-folding doors opening onto the rear garden.

The first floor provides four bedrooms, including a fantastic master bedroom with fitted wardrobes, ensuite shower room and access to a private sitting room. The sitting room enjoys skylights and bi-folding doors opening onto the elevated balcony with far-reaching views. Bedrooms two and three are double bedrooms with fitted storage, while bedroom four offers further flexibility. A family bathroom completes the accommodation.

Externally, the property is approached via secure gates onto a substantial private driveway, providing excellent off-street parking for multiple vehicles. The beautifully manicured rear garden is exceptionally private and enclosed, featuring a raised stone-paved seating area, lawn, established borders, gravelled pathways and an elevated timber-decked seating area with inset lighting. A purpose-built outbuilding with power, lighting, fitted storage and double glazing provides an excellent additional space.

Situated in the highly desirable Bleadon Hill, the property enjoys a superb and prestigious residential position, whilst remaining conveniently located for local amenities, schools and the surrounding countryside. Offering excellent accommodation, exceptional entertaining space, beautifully landscaped gardens, ample parking and far-reaching views, this is a truly impressive family home providing an enviable lifestyle in a sought-after location.

EPC Rating: C71| Council Tax Band: E

- **A superb four-bedroom, detached, freehold family home**
- **Complimented by a bespoke open plan kitchen, lounge & breakfast room**
- **Multiple reception rooms offering flexible living arrangements**
- **Complete with a fantastic master bedroom suite including ensuite shower room, private sitting room & balcony**
- **Impressive private and enclosed manicured rear garden finished with a purpose-built outbuilding**
- **Excellent private gated driveway providing essential off-street parking for multiple vehicles**
- **Superb location, embedded in the desirable Bleadon Hill**
- **A tremendous home for those seeking a prestigious family lifestyle**
- **Approximately 2,562 sq. ft**









Accommodation

Entrance
On approach to the property you are met with a gated entrance to a private and enclosed block paved driveway with areas laid to gravel, freestanding lights, enclosed by mature bushes and hedges, step up to a set of timber framed double glazed entrance doors leading to the hallway.

Hallway
An inviting entrance hall with timber effect flooring, UPVC double glazed window, radiator, under stair storage space, ceiling spotlights, doors leading to principal rooms.

Living Room
Cosy living space with a UPVC double glazed bay style window upon a timber sill, integrated gas fireplace, radiator, aluminium framed double glazed internal windows complete with internal blinds, ceiling spotlights.

Study
Useful study with selection of fitted wall and floor storage units with worktops, radiator, spherical timber framed double glazed window, wall lights, ceiling spotlights, timber framed double glazed doors opening into the dining room.

Dining Room
A light and bright dining room featuring an array of timber-framed double-glazed windows with timber sills, complemented by a fantastic, vaulted ceiling with UPVC double-glazed skylights and electrically controlled opening windows. Further benefits include ceiling spotlights, underfloor heating and timber-framed double-glazed patio doors opening onto the private, enclosed rear garden.

Kitchen/Lounge/Breakfast Room
A bespoke kitchen, lounge and breakfast room featuring timber-effect flooring, complemented by a superb array of wall and floor storage units with granite worktops and matching upstands over, inset one and a half bowl composite sink with a carved drainer and retractable swan neck style tap over, well positioned beneath a UPVC double glazed window with a granite sill, integrated dishwasher, a brilliant kitchen island feature with a granite worktop, inset five ring induction hob with a suspended spherical extractor fan. An integrated tall fridge, an integrated tall freezer, a trio of eye-level “Neff” oven, grill & microwave, benefiting from plate warmers & complete with a “Neff” coffee machine. The centre of the space presents an additional kitchen island & breakfast bar feature, complimented by granite worktops with matching up-stands over and an inset retractable plug. A pair of radiators, a set of timber framed double glazed internal windows, ceiling spotlights & timber framed double glazed bi-folding doors complete with integrated blinds lead to the private and enclosed rear garden.

Utility
Utility space with a selection of wall and floor storage units, space and plumbing for appliances, radiator, ceiling spotlights, door leading to the cloakroom, timber framed double glazed door leading to the side of the property.

Cloakroom
Low-level WC, wash hand vessel style basin over a vanity unit, UPVC double glazed window upon a timber cill, ceiling light.

Stairs Rising from Entrance Hallway to the First Floor Landing

First Floor Landing
Landing with timber balustrade, dado rail, skylight, roof access hatch, ceiling spotlights, doors leading to first floor rooms.

Master Bedroom
Lovely master bedroom with a wide selection of fitted storage wardrobes with a variety of compartments and hanging rails, radiator, UPVC double glazed window upon a timber cill, timber beam features, door leading to the ensuite shower room, door leading to the sitting room.

Ensuite Shower Room
Well-presented ensuite shower room with tiled flooring, low-level WC, wash hand basin over a tiled vanity unit, enclosed mains fed shower and shower attachment, heated towel rail, UPVC double glazed window, extractor fan, ceiling spotlights.

Sitting Room
Light and bright sitting room with hardwood flooring, radiators, UPVC double glazed skylight windows, timber framed double glazed bi-folding doors with integrated blinds open to the private balcony.

Bedroom Two
A lovely double bedroom with a range of fitted storage wardrobes with compartments and hanging rails, timber framed double glazed window providing a far-reaching view and beyond, radiator, dado rail, ceiling light.

Bedroom Three
A wonderful double bedroom with a selection of fitted storage wardrobes with compartments and hanging rails, radiator, a UPVC double glazed window, dado rail, ceiling spotlights.

Bedroom Four
Bedroom with a built-in storage wardrobe, UPVC double glazed window, radiator, ceiling light.

Bathroom
Family bathroom with tiled flooring, low-level WC, wash hand vessel style basin over a tiled vanity unit, panel bath with mains fed shower over, shower attachment and glass screen, tiled walls, extractor fan, ceiling spotlights.

Outside

Front Garden & Driveway
On approach to the property you are met with a gated entrance to a private and enclosed block paved driveway with areas laid to gravel, freestanding lights, enclosed by mature bushes and hedges, step up to a set of timber framed double glazed entrance doors leading to the hallway.









Balcony
A private elevated balcony laid to timber decking with a metal handrail and glass panelling providing an excellent far-reaching view.

Rear Garden
Incredible private and enclosed rear garden opening onto a raised stone tiled seating area, area laid to lawn with an adjacent stone tiled footpath with gravel surroundings, enclosed by a variety of mature bushes, shrubs and tree features. To the rear lies a set of steps rising to an elevated seating area laid to timber decking finished with inset floor spotlights. An exceptional space ideal for entertaining or relaxing. Access to the outbuilding, wall lights, water supply tap and a gate either side of the property leading to the front.

Outbuilding
Well established outbuilding with a timber entrance door, access to power and electric, wall mounted consumer unit, timber framed double glazed window, exterior wall lights, fitted storage units, ceiling lights.

Services
Mains gas, electric, water and drainage.

Heating System
Gas central heating & underfloor electric heaters.

Tenure
Freehold.

360 Virtual Tour
https://tour.giraffe360.com/b98f308c090c4434a2436e1246f70e26

3D Floor Plan
https://my.giraffe360.com/3dflp/q5xk3a5

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
Public highway.











































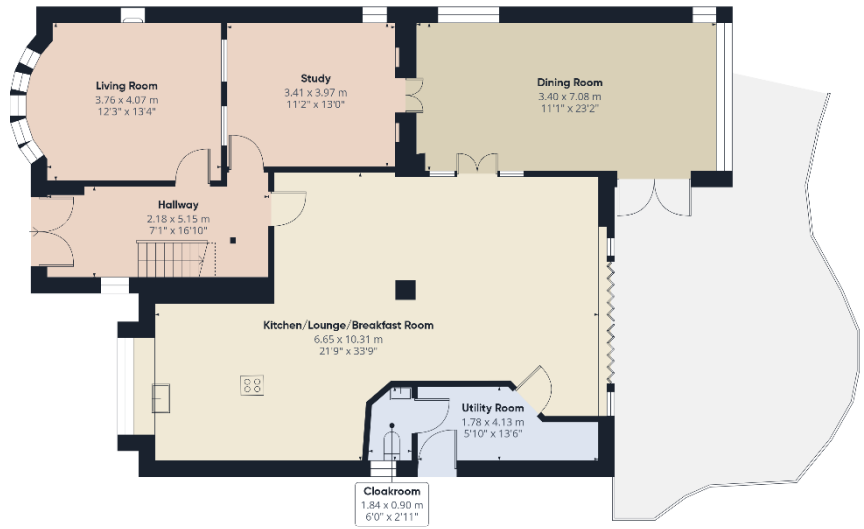


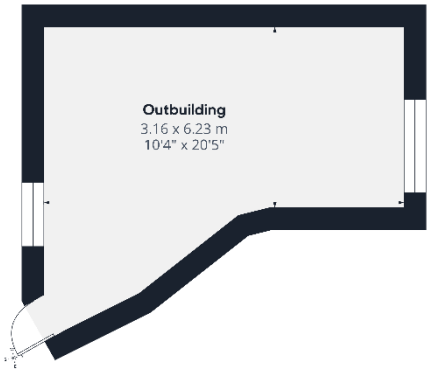


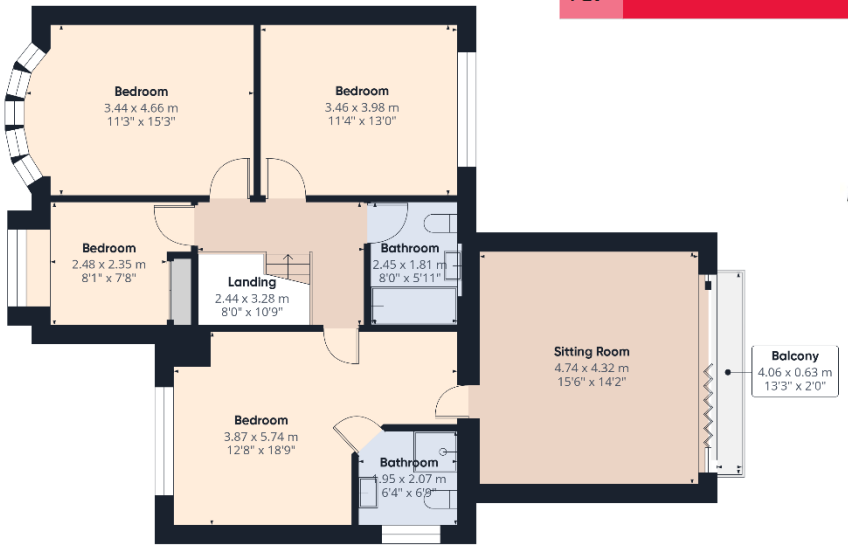












(1) Excluding balconies and terraces

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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate total area(1)

238 m²

2562 ft²

Balconies and terraces

2.5 m²

27 ft²

Reduced headroom

1.1 m²

12 ft²

Company Registration No. 08744483 VAT No. 173 8517 84

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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