

Vereland Road, Hutton, Weston-super-Mare, North Somerset, BS24 9TF

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A brilliant three bedroom semi-detached freehold family home, beautifully finished throughout and offering excellent accommodation for prospective family buyers. The property features an inviting entrance hallway, cloakroom and an impressive open-plan kitchen, dining and breakfast room, complete with granite worktops, bespoke island and breakfast bar, integrated appliances and a log burner creating a lovely focal point.

The light and bright living room benefits from a stylish media wall with inset electric fireplace, while the adjoining snug provides a versatile additional reception space with patio doors opening onto the rear garden. Upstairs, there are three bedrooms, with bedroom two currently used as a dressing room with an array of fitted wardrobes, and bedroom three currently utilised as an office. A family bathroom with freestanding clawfoot bath completes the first-floor accommodation.

Outside, the property enjoys a private and enclosed rear garden with a raised timber-decked seating area, steps down to a lawned garden and surrounding flowerbeds planted with mature bushes, shrubs and trees. To the front, a block-paved driveway provides off-street parking, alongside a substantial garage with electric roller door, power, lighting and plumbing for appliances.

Ideally positioned in the heart of Hutton, the property is well placed for a range of local amenities, parks and open green spaces. The location offers a convenient setting for family living, with further amenities and facilities within easy reach, making this an excellent home in a popular residential area.

EPC Rating: D59 | Council Tax Band: C

- **A brilliant three-bedroom, semi-detached, freehold family home**
- **Complete with an open plan kitchen, dining and breakfast room rendered to an excellent finish**
- **Lovely private and enclosed rear garden enjoying a south-westerly facing aspect**
- **Private driveway & garage offering off-street parking and storage**
- **Well positioned in the popular village of Hutton within reach of parks, schools & local amenities**
- **Excellent dwelling for prospective family buyers**
- **Approximately 1,286 Sq.Ft.**









Accommodation

Entrance
On approach to the property, you are met with an ample block paved driveway providing valuable off-street parking for a selection of vehicles, a step up to a composite double glazed entrance door leading to the entrance hallway.

Hallway
An inviting entrance hallway with a UPVC double glazed window, radiator, ceiling lights, wall mounted consumer unit, doors, leading to principal rooms.

Cloakroom
Cloakroom with timber effect vinyl flooring, low-level WC, wash hand basin, radiator, wall lights, UPVC double skylight window.

Kitchen/Dining/Breakfast Room
Incredible open kitchen, breakfast and dining room with timber 'Karndean' flooring, wide range of wall and floor storage units with granite worktops and matching up stands over, inset undercut stainless steel sink and carved drainer with a swan neck style tap over, well positioned under a UPVC double glazed window with a granite sill, bespoke kitchen island and breakfast bar feature with an inset five burner 'Neff' gas hob with a ceiling integrated extraction fan over, an integrated tall fridge, integrated freezer, an eye level trio of 'Neff' oven and grills and combination microwave complete with a plate warmer, integrated dishwasher, a useful under stairs storage cupboard, radiator, ceiling spotlights. Opening through to the dining area there is an impressive log burner stove upon a slate hearth, timber display wall with compartments and internal windows, pendant ceiling light fixtures, an opening to the living room.

Living Room
A light and bright living room with timber effect laminate flooring, impressive media wall with an inset display electric fireplace, UPVC double glazed windows with integrated shutters, UPVC double glazed electric velux windows with integrated blinds, ceiling light, door leading to the snug.

Snug
Cosy snug with timber effect laminate flooring, ceiling spotlights, internal door to the garage, UPVC double glazed patio doors leading to the private and enclosed garden.

Stairs Rising from Entrance Hallway to the First Floor Landing.

First Floor Landing
Landing with a timber balustrade, built-in storage cupboard, roof access hatch, ceiling light, doors leading to first floor rooms.

Bedroom One
Double bedroom with radiator, UPVC double glazed window, a ceiling rose with ceiling light.

Bedroom Two
Bedroom currently being used as a dressing room with an array of fitted storage wardrobes with compartments and hanging rails, radiator, UPVC double glazed window, track ceiling spotlights.

Bedroom Three
Bedroom currently being used as an office with a radiator, UPVC double glazed window, ceiling light.

Bathroom
Family bathroom with tiled flooring, low-level WC, wash hand basin over pedestal, freestanding claw footed bath with a shower attachment over, heated towel rail, UPVC double glazed window, partially tiled walls, intricately coved ceiling, ceiling rose with a ceiling light.

Outside

Driveway
On approach to the property, you are met with an ample block paved driveway providing valuable off-street parking for a selection of vehicles, step up to a composite double glazed entrance door leading to the entrance hallway.

Garage
Garage with an electric roller entrance door, access to power and electric, space and plumbing for appliances, wall mounted gas fired boiler, pressurised hot water tank, ceiling lights.

Rear Garden
A private and enclosed rear garden, opening onto a raised seating area with timber decking, steps down to a lawned area, and surrounding flowerbeds planted with mature bushes, shrubs and trees.

Services
Mains gas, electric, water and drainage.

Internet
Virgin cable.

Heating System
Gas central heating.

Tenure
Freehold.

Please note:
The land is subject to a perpetual yearly rent charge of £8.00.

360 Virtual Tour
https://tour.giraffe360.com/ca71fb9c31494b78a1cf4ea4e1ce32e3

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

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.










Shopping List
PRADA










GOD SAVE THE QUEEN



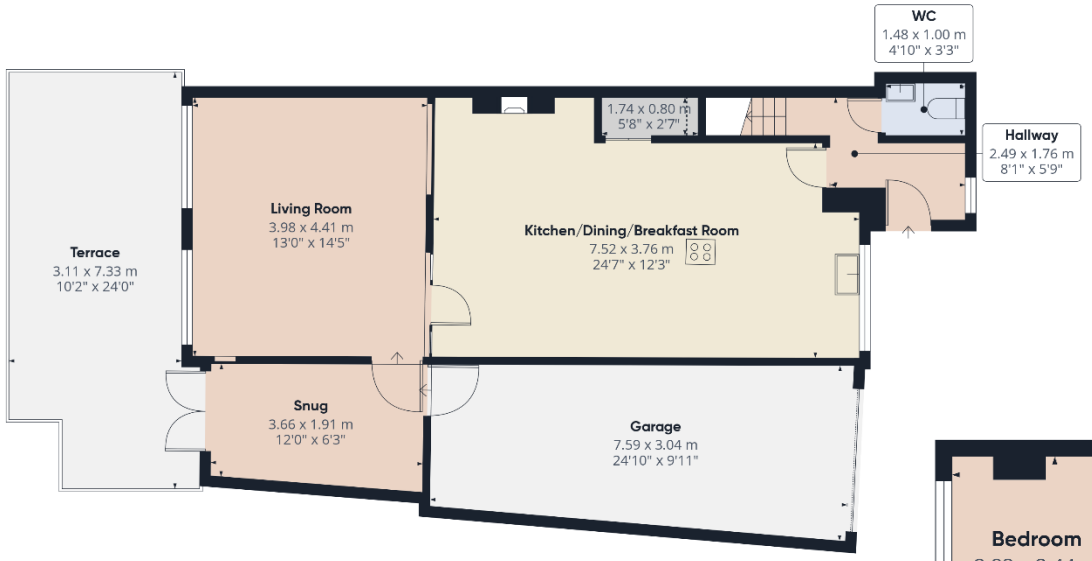












Approximate total area(1)

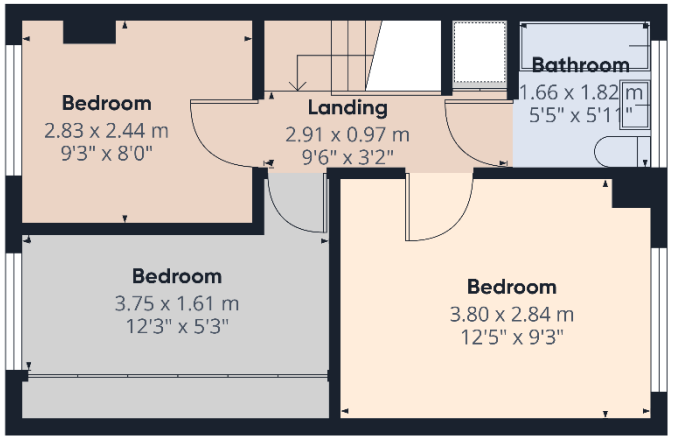
117.9 m²
1268 ft²

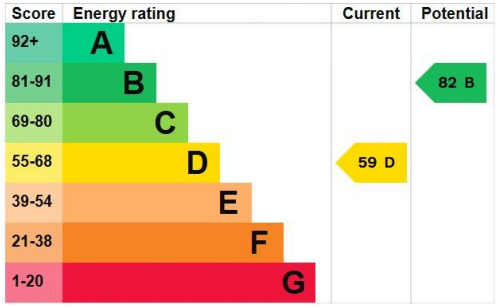
Balconies and terraces

22.1 m²
238 ft²

Reduced headroom

0.2 m²
2 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.

GIRAFFE360

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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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