# Wentwood Drive, Bleadon Hill, Weston-Super-Mare, Somerset. BS24 9ND

## £489,000 Freehold

## FOR SALE



HOUSE FOX
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS... Set within this highly sought-after development and occupying, in our opinion, one of the very best positions available, is this stunning executive detached family home. Presented in immaculate condition throughout, the property enjoys a wonderful open outlook to the front, together with views towards the sea and Brean Down from the rear.

The impressive accommodation comprises an entrance hallway, cloakroom, living room, study and the real heart of the home – a fantastic kitchen/diner/family room running the full length of the property, with direct access onto the garden. It's a superb space for everyday family life and entertaining friends. Upstairs you'll find four double bedrooms, all enjoying an open outlook, together with a family bathroom and en-suite shower room.

Outside, the beautifully landscaped South-West facing rear garden offers an excellent degree of privacy and plenty of afternoon and evening sunshine. Add in a driveway leading to the garage, gas central heating and double glazing, and you have an exceptional family home in a fabulous position. A home to be proud of – viewing is highly recommended.

## FEATURES

- 360 Virtual Tour Available – Take a Look Around and Explore the Property's Layout from the Comfort of Your Own Home
- Superb Detached Family Home in a Prime and Highly Sought-After Location
- Four Generously Sized Bedrooms Offering Excellent Space for the Whole Family
- Spacious Main Bedroom Complete with Its Own Private En Suite Shower Room
- Garage with Convenient Driveway Parking Directly in Front
- South-Westerly Facing Rear Garden, Perfect for Enjoying the Afternoon and Evening Sunshine
- UPVC Double Glazing Throughout with Gas Central Heating for Year-Round Comfort
- Quiet Cul-de-Sac Location with Impressive Far-Reaching Views Towards Brean Down
- Spacious Kitchen/Diner with a Comfortable Sitting Area, Plus a Generous Separate Living Room to the Front
- Beautifully Presented and Tastefully Decorated Throughout to an Exceptionally High Standard



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to

### Entrance Hall

Doors to all downstairs rooms, radiator, storage cupboard and stairs rising to first floor landing.

### Study

5' 3" x 8' 7" (1.60m x 2.62m) UPVD double glazed window to front aspect, radiator.

### Living Room

16' 3" x 14' 4" (4.95m x 4.37m) UPVC double glazed windows to front and side aspects, radiator.

### Downstairs Cloakroom

UPVC double glazed obscure window to side aspect, low level WC, wash hand basin and radiator.

### Open Plan Kitchen/Diner and Sitting Area

31' 4" x 12' 5" (9.55m x 3.78m) A superb open-plan kitchen/diner and sitting area, beautifully designed to provide a fantastic social and entertaining space. The kitchen itself is fitted with a comprehensive range of wall and base units, incorporating an inset sink and drainer with mixer taps over, along with a selection of integrated appliances and a useful breakfast bar. To the centre of the room there is ample space for a family dining table and chairs, while the additional sitting area provides plenty of room for comfortable furniture, creating the perfect place to relax, socialise and entertain. UPVC double-glazed windows overlook the rear aspect, with UPVC double-glazed French doors opening directly onto the rear garden, allowing plenty of natural light into the room. The room is completed with radiators.

### Stairs Rising to First Floor

### Bedroom One

12' 3" x 14' 6" (3.73m x 4.42m) UPVC double glazed window to front and side aspects, radiator, built in wardrobe and door to;

### En Suite

Low level WC, wash hand basin, fully enclosed shower cubicle with hand held and waterfall shower, heated towel rail.

### Bedroom Two

11' 1" x 11' 1" (3.38m x 3.38m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Three

10' 11" x 12' 3" (3.33m x 3.73m) UPVC double glazed window to front aspect, radiator.

### Bedroom Four

8' 9" x 12' 0" (2.67m x 3.66m) UPVC double glazed window to rear aspect, radiator.

### Family Bathroom

UPVC double glazed window to rear aspect, low level WC, wash hand basin, bath with shower over, heated towel rail.

### Rear Garden

Fully enclosed rear garden laid to patio, artificial lawn and stone chippings, gate to driveway.

### Garage

Up and over door to front aspect

### Parking

Driveway parking to side aspect.









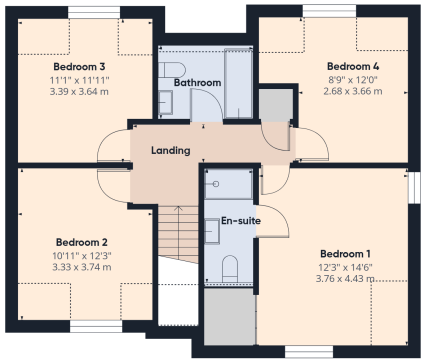



TOYS

# FLOORPLAN & EPC




Floor 0




Floor 1

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**Approximate total area**(1)

1546 ft²
143.6 m²

**Reduced headroom**

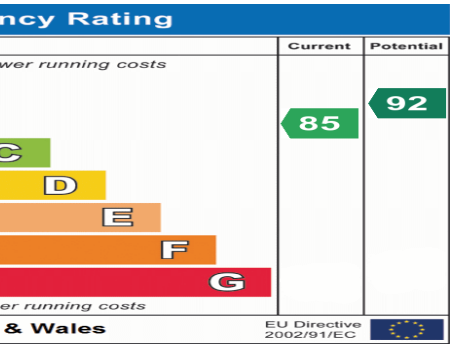
80 ft²
7.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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