



Nelson Court, North Worle, Weston-super-Mare, North Somerset, BS22 9QF



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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A detached, four bedroom, freehold family home situated in a popular cul-de-sac position, offering versatile accommodation throughout. The property benefits from a block-paved driveway providing ample off-street parking, a converted garage offering additional reception space, and a principal bedroom with en-suite facilities. With a flexible layout, useful additional rooms and a lovely wraparound rear garden, this property is well suited to family living.

The ground floor comprises an entrance hallway leading through to the dining room, which provides a dedicated space for family meals and entertaining. The light and bright living room benefits from dual-aspect windows, an electric fireplace and patio doors opening directly onto the rear garden. The kitchen/breakfast room offers a range of wall and floor units, worktops, tiled splashbacks, a gas hob, eye-level oven and grill, together with space for appliances. A useful rear hallway/utility area provides additional workspace and plumbing for appliances, alongside a cloakroom and a separate study/playroom, ideal for those working from home or requiring extra space for hobbies and family activities.

To the first floor, there are four bedrooms, with the principal bedroom benefiting from built-in wardrobes, a ceiling fan and light, and its own en-suite shower room. The remaining bedrooms offer flexibility for children, guests or additional workspace, while the accommodation is completed by a family bathroom and a separate cloakroom. An airing cupboard housing the gas-fired boiler and a further storage cupboard on the landing provide useful additional storage.

Externally, the property enjoys a block-paved driveway to the front, providing ample off-street parking. The rear boasts an attractive wraparound garden, featuring a slabbed patio pathway, raised shrub borders, a lawn enclosed by mature shrubs and hedging, a timber summer house and a raised timber decking area, creating several spaces to relax and entertain outdoors. A useful storage shed and gated side access add further practicality. Situated in the popular North Worle area, the property is well placed for local amenities, schools and transport links, with the wider range of shops, leisure facilities and everyday conveniences available in Worle and Weston-super-Mare within easy reach.

EPC Rating: D68 | Council Tax Band: D

- **A wonderful detached, four bedroom, freehold family home**
- **Super block paved driveway**
- **Popular Cul de Sac position**
- **Converted garage offering an additional reception room or work from home space**
- **Master bedroom with en-suite**
- **A generous garden providing excellent outdoor space**
- **Approximately 1,328 Sq. Ft.**





Accommodation

Entrance

On approach to the property, there are steps leading up to a UPVC double glazed entrance door into the entrance hallway and from there a door leading through to the dining room opening to the kitchen area, radiator and ceiling light.

Dining Room

A super dining area with wood effect laminate flooring, UPVC double glazed bay style window, radiator, ceiling light, door through to living room.

Living Room

A super light and bright living space with wood effect laminate flooring, dual aspect UPVC double glazed windows and patio doors leading onto the garden area, electric fireplace, radiator, wall and ceiling lights.

Kitchen/Breakfast Room

Part tiled flooring and part wood effect vinyl flooring, UPVC double glazed window to front and rear of the property, a range of wall and floor units with worktops and tiled splashback over, inset composite sink and drainer, four burner gas hob with extraction hood over, eyelevel oven and grill, space for fridge freezer and slimline dishwasher, door leading to rear hallway area, radiator, a mix of ceiling spotlights, ceiling light and radiator.

Rear Hallway/Utility

Timber effect vinyl flooring, radiator, worktop providing space and plumbing for appliances, UPVC double glazed door to rear garden, doors to rooms, ceiling lights.

Cloakroom

A low-level WC, UPVC double glazed window, wash hand basin and pedestal, heated towel rail, extractor fan and ceiling light.

Study/Playroom

Timber effect vinyl flooring to match the hallway area, UPVC double glazed window, radiator, ceiling light.

Stairs Rising from Kitchen Area to First Floor Landing

First Floor Landing

Doors to first floor rooms, roof access hatch, airing cupboard housing gas fired boiler, useful storage cupboard, ceiling light.

Bedroom One

A light and bright double bedroom with UPVC double glazed window, radiator, built-in wardrobes, ceiling fan and light, door to ensuite.

Ensuite Shower Room

Tiled flooring, low-level WC, wash hand basin and pedestal, enclosed electric shower, UPVC double glazed window, tiled walls, heated towel rail, extractor fan and ceiling spotlights.

Bedroom Two

UPVC double glazed window, radiator, ceiling light.



Bedroom Three

Vinyl flooring, UPVC double glazed window, radiator, ceiling light.

Bedroom Four (Currently Used as a Dressing Room)

A UPVC double glazed window, built-in storage cupboard, fitted wall units, radiator, ceiling light.

Cloakroom

Tiled flooring, low-level WC, wash hand basin, radiator, UPVC double glazed window, ceiling light.

Bathroom

Tile effect flooring, panel bath with shower attachment and glass screen over, wash hand basin, UPVC double glazed window, tiled walls, heated towel rail, ceiling light.

Outside**Driveway**

As you approach the property, there is a block paved driveway providing ample off-street parking.

Rear Garden

A super wraparound garden area to the rear of the property. There is a slab patio pathway with raised shrub borders, an area with a useful storage shed, a slab patio pathway leading onto an area laid to lawn enclosed by mature shrubs and hedging, a super timber summer house, raised timber decking seating area and gated access leading to the front of the property.

Broadband/Mobile Coverage

To check the expected speeds and level of coverage available in the area, please refer to the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

360 Virtual Tour

<https://tour.giraffe360.com/edfcee716b924bcdbec047fcfd45f1cd>

3D Floor Plan

<https://my.giraffe360.com/3dflp/iplap0a>

Services

Mains water, gas, electric and drainage.

Heating System

Gas fired combination boiler.

Tenure

Freehold.

Access

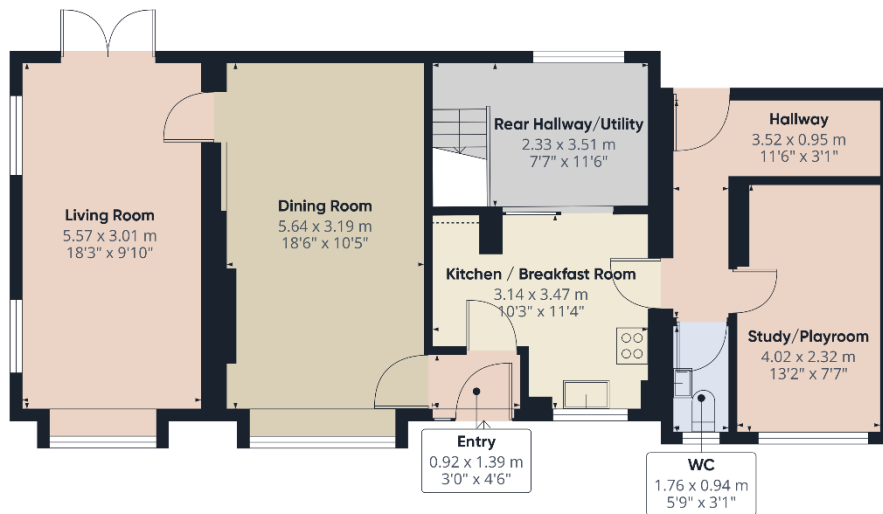
Public highway.











Approximate total area⁽¹⁾

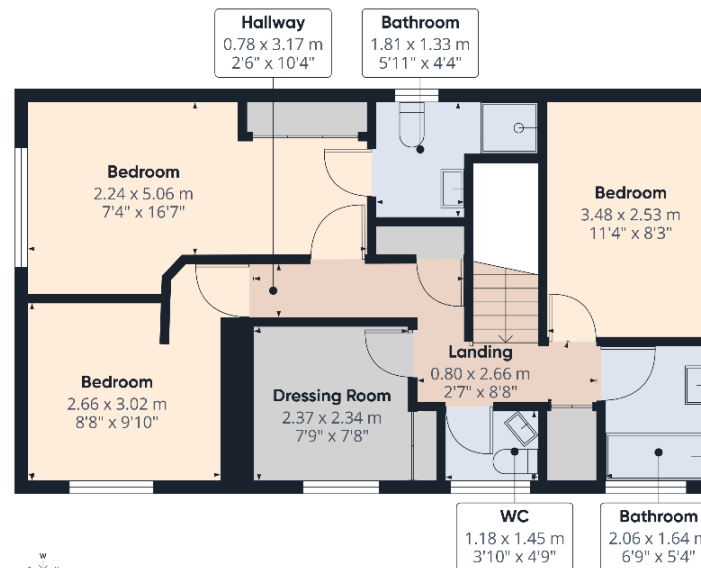
123.4 m²

1328 ft²

Reduced headroom

0.1 m²

1 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

(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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