

**Maran Atha, Purn Way, Bleadon, Nr. Weston-Super-Mare.
BS24 0QF**

£450,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

Location, Location, Location!

This truly immaculate detached bungalow combines all three in abundance.

Tucked away towards the end of the highly sought-after Purn Way, within the charming and historic heart of 'old' Bleadon village, the property enjoys a wonderfully secluded and private position. Occupying a generous south-facing plot, it benefits from beautifully presented, low-maintenance level gardens, thoughtfully arranged to include paved and decked patio areas, areas of lawn, ample driveway parking, and a detached garage.

The current owners have taken great care to enhance and modernise the property during their time here. Recent improvements include the installation of new double-glazed windows, updated radiators, crisp white painted walls and attractive flooring throughout.

Externally, our vendors have created a stunning landscaped southerly garden that perfectly complements the home, providing a delightful space for both relaxation and entertaining. Internally, the accommodation is light, spacious and versatile, with two generously sized double bedrooms offering flexibility for a variety of lifestyles. The layout also presents excellent potential for extension (subject to the necessary planning permissions), allowing future owners to further tailor the home to their needs.

The detached single garage, located to the side of the bungalow, together with the broad driveway to the front, provides excellent parking facilities.

The real jewel of this property, however, is the setting itself. The south-facing gardens are predominantly laid to lawn, interspersed with attractive patio and decked areas, all enjoying a high degree of privacy. This unique and tranquil haven offers peace and quiet rarely found in such a convenient village location.

Opportunities to acquire homes in such a private and desirable position are few and far between. Offered with no onward chain complications (by negotiation) this exceptional bungalow is expected to generate significant interest, and we strongly recommend an early viewing to fully appreciate the outstanding location, generous plot and the flexible accommodation it provides.

FEATURES

- Detached Bungalow
- Immaculate Throughout
- Two Double Bedrooms
- Stunning Landscaped Gardens
- Village location in 'Old' Bleadon on a quiet road
- Easy Level Walk to Village Shop/Cafe/Post Office
- Detached Garage & Ample Driveway Parking
- Opportunity to Extend
- No Onward Chain by Negotiation
- Viewing Highly Advised



ROOM DESCRIPTIONS

Entrance Vestibule

Multi-lock wood composite front door with twin obscure glazed side panels.
Space for hanging coats & shoe storage, wall mounted light.
Internal UPVC double glazed door with side panels opening to:

Hall

'L' shape hallway with wood laminate flooring, loft access & doors to all rooms. Radiator.

Lounge

UPVC double glazed window overlooking rear garden and twin patio doors opening to rear decked area. Two radiators, feature 'wood burner' with open flue & granite stone hearth and back. Archway & step up to:

Dining Room

High level window, wood laminate flooring, radiator. Ample space for a dining room table & chairs. Door to Hall.

Bedroom One

A spacious room decorated in crisp white with a feature wall. UPVC double glazed window to front aspect, range of fitted wardrobes, radiator.

Bedroom Two

Good size double bedroom with a UPVC double glazed window also to front aspect, radiator.

Bathroom

Contemporary white suite consisting panel bath with mixer tap plus mains fed shower over and glass screen. Low level W/C, feature wash hand basin set in drawer unit with tiled splashback & mirror over.
Inset ceiling spotlights, chrome ladder style heated towel rail, two UPVC double glazed windows, tiled floor, underfloor electric heating, extractor fan.

Kitchen/Breakfast Room

The heart of the home is the stunning kitchen with dual aspect UPVC double glazed windows overlooking the rear & side gardens plus useful upvc door opening to rear decked area.

Modern range of wall and floor units with square edge work surfaces and tiled splash backs over, 'Belling' Range Cooker with extraction hood over, full size American Fridge/Freezer, space for washing machine, integrated slimline AEG dishwasher all included in the sale price. Laminated 'wood effect' flooring, one and a quarter bowl stainless steel sink and drainer with swan neck mixer tap over, walk in cupboard housing 'Vaillant' gas fired boiler and controls, space for small breakfast table.

Outside

A real feature of the sale is the outside space with our vendors having spent a substantial amount of time & effort landscaping the rear garden to make the tranquil & private space it is today.

Large decked area to the immediate rear of the property with doors to both kitchen & lounge. Steps down to a lawned area with paved patio area & raised borders. Further area to the rear of the garage that has been laid to stone chip & paving with gated access to front & door to garage. To the far side of the property is a side garden also laid to stone chip.

To the front a concrete driveway with stone chip areas to the front of the property for ease of maintenance & additional parking if required.

The rear & sides of the property benefit from high fencing enhancing privacy & to the front a stone wall & laurel hedging adds to the charm of this village property together with gated access.

Garage

The single garage has an electrically operated up and over door, power, light and a timber framed single glazed window plus a UPVC double glazed window & measures approximately 17' 1" x 8' 8" (5.20m x 2.65m)

Agents Note

All approximate room measurements are shown on the attached floorplan.

Freehold, Council Tax Band: D, EPC TBC

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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