

Cecil Road, Weston-Super-Mare, Somerset. BS23 2NY

£635,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Nestled within one of Weston-super-Mare's most prestigious roads, this detached home not only boasts an enviable location but also offers captivating views over the picturesque town of Weston. The flexible and generously proportioned accommodation provides you with the choice of creating a spacious family home or a residence with dedicated workspaces.

Comprising four bedrooms, this home exudes a sense of comfort and versatility. The lounge, adorned with an inviting open fire, serves as a welcoming focal point for gatherings and relaxation. In addition, a separate sitting room, also featuring an open fire, adds to the charm and warmth of the living spaces.

The well-appointed kitchen, dining room, and a dedicated office space offer practical and functional areas to cater to both domestic and professional needs. A ground floor shower room adds an element of convenience, while the first floor bathroom complements the accommodation with a touch of luxury.

The property further features a driveway leading to the garage, ensuring ample parking space. The private front garden enhances the curb appeal, creating a delightful entrance to the home.

One of the exceptional features of this residence is its rear garden, which extends into the woods. As you ascend, the garden rewards you with panoramic views over Weston, providing a tranquil retreat within the confines of your own property.

In summary, this detached home in one of Weston-super-Mare's premier roads offers not just a residence but a lifestyle. With flexible living spaces, open fireplaces, and the unique feature of a rear garden extending into the woods, this property seamlessly combines comfort, versatility, and captivating view

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Stunning detached home
- Premier road location
- 4 bedrooms
- Very flexible accommodation
- Bathroom and shower room
- Private front garden and tiered rear garden to the woods
- Driveway to the garage
- Re-wired, roof over hauled, majority of windows replaced
- EPC-tbc



## ROOM DESCRIPTIONS

### Steps up to the main front door

### Entrance porch:

Door to the hallway

### Hallway:

Cupboard, stairs to the first floor, feature wall lights

### Living room:

14' 7" x 13' 8" (4.45m x 4.17m) Central open fire place, double glazed window to the front, radiator.

### Sitting room:

14' 6" x 12' 1" (4.42m x 3.68m) Central open fire place, radiator, double glazed window

### Kitchen:

17' 10" x 14' 2" (5.44m x 4.32m) L-SHAPED...Sink unit, floor units, breakfast bar, double glazed windows, built in oven and hob, extractor hood, plumbing for dishwasher, fridge and freezer, door to the utility room

### Utility room:

7' 4" x 7' 4" (2.24m x 2.24m) Plumbing for washing machine, door to the garden

### Inner hallway:

5' 11" x 5' 9" (1.80m x 1.75m) Doors to the shower room and dining room

### Shower room:

Shower cubicle, wash hand basin, low level WC, window, heated towel rail

### Dining room:

23' 11" x 6' 7" MINIMUM X 9' MAX(7.29m x 2.01m) Double glazed windows, radiator, doors to the office and the rear garden

### Office:

13' 9" x 6' 6" (4.19m x 1.98m) The seller currently uses this room for coats, storage etc.....but it has its own private entrance to the front, so a perfect office or somewhere for clients to use. Double glazed door to the front, door to the dining room

### First floor landing:

### Bedroom 1:

14' 9" x 13' 2" (4.50m x 4.01m) Radiator, double glazed window, views over Weston super Mare

### Bedroom 2:

14' 8" x 12' 2" (4.47m x 3.71m) Radiator, double glazed window, views over Weston super Mare

### Bedroom 3:

15' 1" x 7' 10" (4.60m x 2.39m) Radiator, feature double glazed window, views over Weston super Mare

### Bedroom 4:

10' 5" x 9' 6" (3.17m x 2.90m) Radiator, window, door to walk in storage area which houses the boiler

### Bathroom:

Bath, walk in shower, wash hand basin, low level WC, heated towel rail

### Garage and parking:

The driveway provides off street parking and leads to the GARAGE which has light, power and electric door

### Front Garden:

Private lawn area, an abundance of flowers and shrubs, mature hedgerow, steps leading up to the sun terrace area, which has open views

### Rear Garden:

The garden heads up towards the woods, and has a nice size decked area, lawn areas, an abundance of flowers and shrubs.

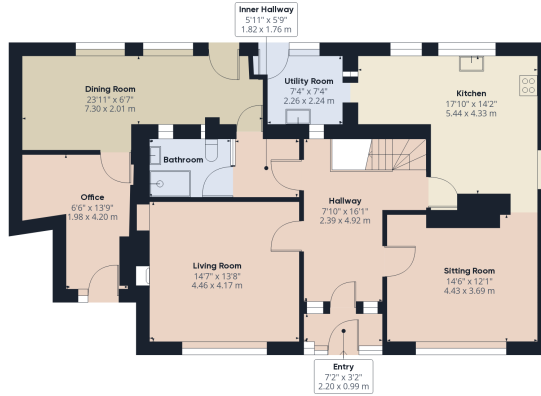
SHED: Light, power, double glazed window

### NOTES;

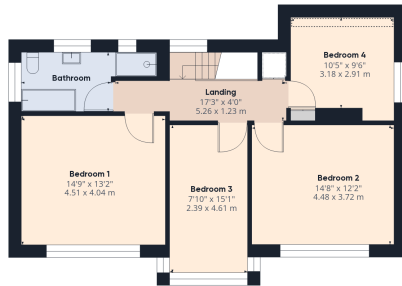
THIS PROPERTY HAS BEEN EXTENSIVELY REFURBISHED BY THE PRESENT OWNERS TO A HIGH STANDARD IN KEEPING WITH A 1930s RESIDENCE.



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>††</sup>**

2001.88 ft<sup>2</sup>  
185.98 m<sup>2</sup>

**Reduced headroom**

9.55 ft<sup>2</sup>  
0.89 m<sup>2</sup>

Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

