

Kew Road, Weston-Super-Mare, Somerset. BS23 2NR

£475,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Situating on the highly sought-after Hillside area of Weston-super-Mare, this impressive and individual detached home has recently undergone a comprehensive programme of refurbishment, resulting in a beautifully presented property offering bright, spacious and versatile accommodation throughout. Finished to a high standard, the home perfectly blends modern living with flexible space ideal for families or those looking to entertain.

The property is approached via an entrance porch which leads into the welcoming living accommodation. The main lounge is a bright and comfortable space which flows seamlessly into a delightful sun room, creating a wonderful open and sociable area with plenty of natural light. At the heart of the home is the stunning open-plan kitchen and dining area, thoughtfully designed to provide both practicality and style. The kitchen offers ample worktop and storage space and opens directly into the dining area, where bi-fold doors lead out to the rear decked seating area, creating an ideal indoor-outdoor living space perfect for entertaining, family gatherings, or relaxing during the warmer months. The accommodation is arranged over two floors and offers excellent flexibility, with three bedrooms, including a convenient ground floor bedroom which could alternatively be used as a guest room, home office, or additional reception room depending on individual needs. The property also benefits from a cloakroom and two modern bathrooms, one of which is an en-suite serving the principal bedroom.

Externally, the property continues to impress. To the front and side are attractively landscaped gardens providing a pleasant setting and additional outdoor space. To the rear is an enclosed decked and patio area, offering a private and low-maintenance space ideal for outdoor dining and entertaining. The property also benefits from a double driveway providing ample off-road parking, which leads to a double garage, offering further storage or potential workshop space. Overall, this superb home offers stylish, flexible accommodation in a popular and convenient hillside location, close to local amenities, schools, and transport links, making it an excellent opportunity for a wide range of buyers.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Superb detached home
- Totally refurbished throughout
- 3 bedrooms
- 2 bathrooms and a cloakroom
- Double garage
- Amazing open plan kitchen to dining area
- Landscaped gardens
- No onward chain
- EPC-tbc



ROOM DESCRIPTIONS

Main front door to the porch

Porch:

Doors to the cloakroom and dining area

Cloakroom:

WC, heated towel rail, wash hand basin, double glazed window

Dining area:

5.68m x 3.18m (18' 8" x 10' 5") Radiator, stairs to the first floor, door to the lounge, bi-fold doors to the decked area, Luxury Vinyl Flooring, open plan to the kitchen

Kitchen:

5.07m x 2.86m (16' 8" x 9' 5") Sink unit with waste disposal, a range of brand new floor and wall units, built in oven and induction hob, integrated washing machine, dishwasher, tumble dryer, fridge, freezer. Spotlights, 2 double glazed windows

Lounge:

5.07m x 4.21m (16' 8" x 13' 10") Radiator, Luxury Vinyl Flooring, double glazed window, open to the sun room area

Sun room area:

4.07m x 1.61m (13' 4" x 5' 3") Luxury Vinyl Flooring, bi-fold doors to the decked area

Bedroom 3:

2.98m x 2.70m (9' 9" x 8' 10") Radiator, double glazed window

First floor landing:

Staircase with glass balustrade, and feature hanging lights, double glazed window

Bedroom 1:

4.25m x 3.55m (13' 11" x 11' 8") Built in wardrobes, radiator, 2 double glazed windows, door to the en-suite.

En-suite shower room:

Walk in shower cubicle, WC, heated towel rail, wash hand basin, double glazed window, underfloor heating

Bedroom 2:

4.27m MAX x 3.92m MAX (14' 0" x 12' 10") Radiator, 2 double glazed windows

Bathroom:

White suite comprising bath with shower over, WC, wash hand basin, double glazed window, heated towel rail, underfloor heating

Garage and Parking:

Double width driveway leads to the DOUBLE GARAGE

Front and side garden:

The garden has been landscaped, is mainly laid to lawn, with a raised border housing mature trees, plants and flowers, and a pathway leading to the front door

Rear garden:

Decked area with a couple of steps to the patio area, steps down to the stone chippings area of garden. Door to the side of the house giving access to the driveway area

NOTES;

The house has undergone a complete refurbishment, to include brand new heating system, kitchen, bathrooms, flooring, rewired, garage has new roof, new bi-fold doors, and landscaped gardens



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
 1264 ft²
 117.4 m²

Balconies and terraces
 124 ft²
 11.5 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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