

Nimbus Road, Haywood Village, Weston-Super-Mare, Somerset.  
BS24 8DJ

£420,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....this stunning modern detached house, ideally situated on the popular Haywood Village development and just a short 10-minute drive from Weston-super-Mare town centre & seafront. Boasting a prime location that offers the perfect balance of tranquillity and convenience, this exceptional property is the epitome of contemporary living.

The immaculate & extended accommodation spans across two floors and the meticulously designed residence offers an abundance of living space and stylish amenities to accommodate the modern lifestyle.

The extended ground floor features a semi-open-plan layout with the bright and airy lounge facing front & bathed in natural light and offering the perfect setting for both relaxation and entertainment. The adjacent kitchen/diner is a chef's delight, with ample space for dining, making it the heart of the home where culinary delights are shared and memories are made. Off the dining area is a recently constructed Sun room with bi-fold doors opening to the rear garden. In addition, there is a further good size reception room currently used as a gym, plus a utility room off the kitchen and a cloakroom.

Ascending to the upper floor, you'll find four generously proportioned bedrooms, each offering a tranquil retreat from the hustle and bustle of everyday life. The primary suite is a true sanctuary, complete with a useful storage cupboard and alcove for stand alone wardrobes plus an en-suite shower room, providing the perfect escape for relaxation and rejuvenation.

Completing the accommodation, a stylishly appointed family bathroom ensures comfort and convenience for all residents and guests alike.

Outside, the property boasts a low maintenance rear garden, offering a serene outdoor oasis where you can unwind. For those with a penchant for outdoor entertaining, the garden provides the perfect backdrop for alfresco dining, summer barbecues, and leisurely gatherings with loved ones with the Sun room offering true indoor/outdoor living space.

To the front a full width driveway providing parking for three vehicles.

Offered with the balance of a new homes warranty, this super modern extended family home has an excellent Energy Efficiency rating & is sure to attract much attention - we recommend an early viewing in order to fully appreciate the size & flexibility of accommodation.

## FEATURES

- Modern Detached House
- Immaculate Condition
- Four Double Bedrooms
- Four Reception Rooms
- Spacious & Extended Accommodation
- Open Outlook to front
- Driveway Parking for 3 Vehicles
- Vendors have found onward purchase
- Freehold Property
- EPC - B
- Council Tax Band - E



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall -

Access via composite multi-lock front door. Grey wood laminate flooring. Stairs leading from the ground floor to the first floor with useful under -stairs shoe storage area. Door into living room & reception room. Alarm panel. Spotlights.

#### Living Room -

Access via entrance hall. Double glazed window to front. Grey wood laminate flooring. TV point. Feature wood & pebble effect living flame electric fire. Wide square opening into kitchen/diner. Spotlights & wall lights.

#### Kitchen/Diner -

The heart of the home is this fabulous spacious kitchen/diner with double glazed window to rear. Concertina doors leading into Sun Room. Range of matt white wall and base units with granite effect worktop over & floor level led lighting. Inset composite sink with 'Kettle' mixer tap providing hot/cold/boiling water. Integrated self-cleaning Electrolux oven plus induction hob & extractor chimney over, wine fridge (by negotiation) recess for american fridge/freezer (by negotiation). Hob with extractor over. Integrated dishwasher. Walk-in larder cupboard. Spotlights, Grey wood laminate flooring.

#### Sun Room -

More recently constructed by our vendors is the stunning Sun Room immediately off the dining area double glazed windows, large roof lantern spotlights and almost full length concertina doors opening to the garden. Grey wood laminate flooring. Vertical radiator.

#### Reception Room -

Converted by our vendors this spacious reception room is currently being used as a gym but equally could make a great Family Room, dual occupancy office or ground floor bedroom. Front aspect double glazed window plus two Velux windows flooding the room with natural light. Grey wood laminate flooring. Spotlights.

#### Utility Area -

Access via kitchen/diner. Door to reception room downstairs cloakroom. Complimentary units with integrated fridge/freezer, space & plumbing for washing machine & tumble dryer. Grey wood laminate flooring. Spotlights

#### Cloakroom -

Access via utility room. Obscure double glazed window to rear. Corner wash hand basin. Low Level WC. Grey wood laminate flooring.. Spotlights.

### First Floor

#### Landing -

Stairs leading from the ground floor to the first floor. Doors to all principle rooms. Useful storage cupboard, access to loft

with pull-down ladder.

#### Bedroom One -

Access via landing. Double glazed window to front. Storage cupboard. Useful recess for free-standing wardrobes. Two wall lights plus ceiling spotlights. Door into ensuite.

#### Ensuite -

Access via bedroom one. Shower cubicle housing mains fed shower with twin shower heads. WC, pedestal wash hand basin. Chrome ladder style radiator. Extractor, spotlights. Laminate flooring.

#### Bedroom Two -

Access via landing. Double glazed window to front.

#### Bedroom Three -

Access via landing. Double glazed window to rear.

#### Bedroom Four -

Access via landing. Double glazed window to rear.

#### Family Bathroom -

Access via landing. Obscure double glazed window to rear. Bath with Mira Azura electric shower over & glass screen. WC. Wash hand basin. Chrome ladder style radiator, extractor, laminate flooring.

### Outside

To the front there is a tarmac driveway providing parking for three vehicles with gated access to both sides of the property. The rear Garden is a real feature of the sale with the Sun Room making the garden & accommodation flow seamlessly together. Artificial grass area, paved paths & raised patio area. Extra high fencing for maximum privacy. Lighting & power.

### Agents Note

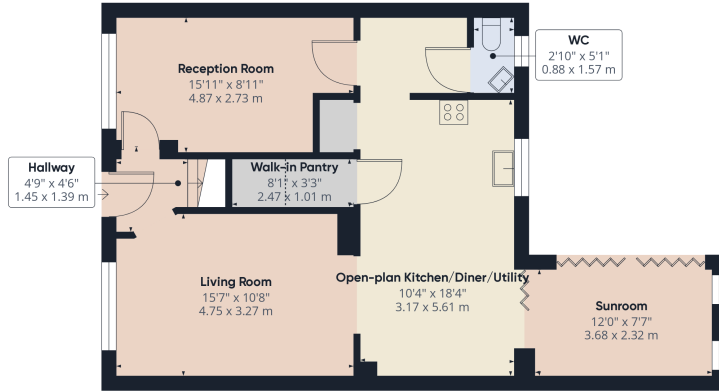
All approximate room measurements are shown on the attached floorplan.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

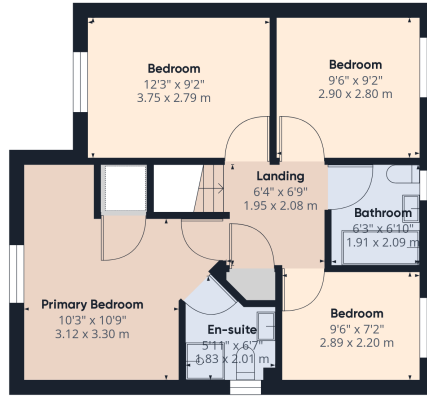




# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1247.53 ft<sup>2</sup>  
115.9 m<sup>2</sup>

**Reduced headroom**  
10.88 ft<sup>2</sup>  
1.01 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

