

Coronation Road, Bleadon, Weston-Super-Mare, Somerset.

BS24 0PG

£565,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

\*\*\* Executive Four Bedroom Detached House & Annexe in Prime Village Location \*\*\*

House Fox Estate Agents are delighted to offer this modern (2008) detached house situated in the heart of the desirable village of Bleadon in a tucked away position overlooking the Church of St Peter & St. Paul.

Presented in show home condition our vendors have significantly enhanced the level of fit & finish since buying new and every room is beautifully finished with tasteful decoration & flooring.

In brief the spacious accommodation consists of Hall, Cloakroom, Lounge, formal Dining room, Kitchen/Breakfast room & upstairs four good size bedrooms with the master en-suite plus a family Bathroom.

In addition to the main house there is a detached annexe used as a Home Office which includes a kitchenette & shower room.

The manageable gardens are also superbly presented with areas of artificial grass, 'Trex' decking & paving. To the front a long tarmac driveway leads to gated access to the main house/annexe driveway suitable for parking 3/4 vehicles. Access either side of the house with glass balcony to the front enjoying privacy & views towards the Church Tower.

This exceptional property is sure to attract much attention & we recommend an internal viewing to fully appreciate all there is to offer & our vendor asks for viewings from serious applicants only whose own property is ideally sale agreed or at least on the market.

## FEATURES

- Executive Detached Family House
- Detached Annexe/Home Office
- Show Home Condition Throughout
- Four Bedrooms
- Superb Landscaped Gardens
- Village Centre Location
- Private & Secluded Plot
- Priority Search Pack Available
- Viewing Highly Recommended - Serious Enquiries Only Please
- EPC - C



# ROOM DESCRIPTIONS

## Hall

'L' shape Hallway with UPVC front door, staircase rising to first floor with cupboard under. Meter cupboard. wood effect tiled flooring.

## Lounge

Feature wood fireplace with electric simulated wood-burner (by negotiation) with Porcelain hearth. Double glazed window to side. Double glazed French doors to opening to:  
BALCONY: With glass surround and tiled flooring enjoying views towards the Church tower.

## Dining Room

Superb light room with double glazed window to front aspect & double glazed French doors opening to front decked area. . Radiator, coving. Wide Square opening to Family Area/Kitchen.

## Kitchen/Breakfast Room

Fitted with a comprehensive range of cream floor and wall units with areas of Quartz work-surface. Feature tiling behind. Integrated dishwasher, fridge and freezer, Zanussi eye level double oven plus microwave/grill over, Indesit ceramic hob with stainless steel extractor hood over. Franke stainless steel one and a half bowl drainer sink unit with mixer taps.. Tiled floor. Double glazed window to rear.  
FAMILY AREA:  
Double glazed French doors to garden. Wide open-plan square opening to formal dining room.. Recessed spot lights, radiator, coving.

## Utility Room

With a range of floor and wall units with areas of work-surface. Tiled floor & splash-back tiling to walls. Worcester Greenstar condensing boiler. Plumbing for washing machine. Extractor fan. Space for tumble drier. Double glazed door to outside. Radiator.

## Cloakroom

Modern white suite comprising close coupled W.C. Wash hand basin with mixer tap & cupboards below & above. Extractor fan. Tiled floor. Spotlights, Ceramic tiled floor.

## 'L' shape Landing

Access to roof space. Access to storage eves. Double glazed Velux window. Wall light. Doors to all principle rooms.

## Master Bedroom

Gorgeous light dual aspect bedroom with double glazed window to front aspect enjoying far reaching views & of the Church plus further double glazed window to side aspect.  
Range of fully fitted bedroom furniture by Fieldhouse to include Wardrobes, cabinets, cupboards and headboard Radiator,

## En-suite Shower Room

Fitted by Westwave of Weston-s-Mare with a modern white suite comprising shower cubicle with mains fed shower. Close coupled W.C. Wash hand basin with fitted cupboards below. Tiled splash-backs. Extractor fan. Double glazed Velux window. Tiled floor. Shaver point.

## Bedroom Two

Range of triple built in wardrobes. Double glazed window to front aspect, radiator.

## Bedroom Three

Double glazed Velux window. Double glazed obscured window to side. Radiator. Fitted wardrobes.

## Bedroom Four

Double glazed velux window plus double glazed obscured window to side. Range of fitted wardrobes. Radiator

## Family Bathroom

Modern matching white suite comprising double shower cubicle with mains fed shower & Monsoon head. Close coupled W.C. Feature oblong wash hand basin with fitted cupboards below. Fully tiled walls. Extractor fan. Tiled floor. Chrome ladder style radiator. Double glazed obscured window to side.

## Annexe

Detached building to front of the main house ideal as a Home Office or with the appropriate permissions a possible income potential with Air BnB, granny annexe etc.  
Double glazed windows, fitted wardrobes/storage, pebble effect electric fire, space for sofa bed.  
Kitchen area with tiled floor, double glazed window, granite effect worksurface with inset circular sink & mixer tap. Space for fridge with cupboards over & to side.  
Shower Room: Shower cubicle housing Triton Ivory electric shower, close coupled WC & pedestal wash hand basin. Extractor, loft hatch.

## Outside

Manageable landscaped gardens are laid for ease of maintenance with a feature pressed concrete area to front with areas of artificial grass, high quality 'Trex' decking areas to both front & side.  
To the rear of the property is a secluded garden area laid to patio, to the right hand side of the property a further area of low maintenance garden with a number of useful storage sheds.  
Outside power, light and water.  
To the front of the property there is a block paved area with tarmac driveway beyond suitable for parking a number of vehicles secured behind wooden gates with a further driveway leading to the road. This area can also park around three vehicles.

## Location

The property as previously mentioned is tucked away, and sits behind cottages to the left of the Church Cross which is immediately in front of the Church of St Peter & St. Paul.  
There is not a for sale board on this property.



# FLOORPLAN & EPC

