



Hobbs & Webb

WINGARD CLOSE
Weston-super-Mare, BS23 4UL

Price £518,000



An exciting opportunity to purchase this extended four bedroom detached home in the highly sought after Uphill Village.

One of the main selling features to this stunning home is the open plan kitchen/dining/family space and sun room with bi-folding doors leading to the rear garden. A truly perfect space for entertaining family and friends. The kitchen is fitted with top of the range appliances and has a hidden door leading to the utility room and remainder of the garage. The rest of the ground floor is made up from the entrance hall, re-fitted cloakroom and cosy and homely lounge.

Upstairs you will find the master bedroom with a range of built in wardrobes and modern en-suite shower room. There are a further three bedrooms and family bathroom.

The rear garden is laid predominately to lawn with patio and artificial lawn area, summerhouse and greenhouse.

Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 644664

info@hobbsandwebb.co.uk



PROPERTY DESCRIPTION

Open Entrance Porch

With side bench style seat, outside lantern and further half glazed entrance door to

Entrance Hall

Radiator with grille cover, Karndean flooring, spindled staircase to the first floor with useful understair double storage cupboard, Georgian style double doors to lounge and door to

Cloakroom

A recently re-fitted suite comprising close coupled WC with concealed flush, wash mounted wash hand basin with mixer tap over, cupboard below and tiled splashbacks, radiator, electric fusebox, UPVC double glazed window to the front and tiled flooring.

Lounge

15'9 x 10'10 (4.80m x 3.30m)

Coved ceiling, attractive stone fireplace with Living Flame coal effect gas fire, radiator, TV point, telephone point, UPVC double glazed window to front and Georgian style glazed double sliding doors to

Kitchen/Dining/Family Room

26'7 x 13'7 (8.10m x 4.14m)

A stunning open planned space, perfect for entertaining family and friends. A newly fitted kitchen comprising of contrasting navy and white cupboard and drawer units with integrated tall fridge/freezer, two level level 'AEG' ovens, quartz work surfaces and upstands which also incorporates double stainless steel sinks with zip tap providing instant hot water. Central island with drawer units and quartz work surfaces over and 'Siemens' induction hob with flush ceiling extractor fan with

three downlights. Larder cupboard with pull out shelving, unique full height walk in corner pantry with solid oak work surfaces and shelving, hidden door to the utility room, downlights, UPVC double glazed window to rear, shelving to recess, UPVC double glazed French doors to the rear garden, coved ceiling, 'Harvey Maria' tiled flooring changing to oak engineered flooring in the family room, radiator and opening to the Sun Room.

Sun Room

10'7 x 9'8 (3.23m x 2.95m)

Constructed in 2020, with bi-folding doors leading to the rear garden, full length window to the rear, electric radiator, Velux window and oak engineered flooring.

Utility Room

8'2 x 8'1 (2.49m x 2.46m)

Solid oak work surfaces with built in Belfast sink and cupboard below, space and plumbing for washing machine, further wall mounted cupboards, quartz work surfaces with cupboards below, space for American style fridge/freezer, wall mounted 'Worcester' gas boiler which is approximately a year old, door to remaining garage and door to side access.

Remaining Garage

8'10 x 8'4 (2.69m x 2.54m)

Up and over door, power and lighting.

Landing

Loft access with pull-down ladder to part boarded roof space, shelved AIRING CUPBOARD housing hot water tank and immersion heater.

PROPERTY DESCRIPTION

Bedroom One

15'11 x 9'9 (4.85m x 2.97m)

UPVC double glazed window to front, built-in wardrobes, radiator and telephone point.

En-suite

Refitted in 2019 with double shower cubicle with glazed sliding door, mains shower unit with remote control/touch operation, vanity wash hand basin with chrome mixer tap over, low-level WC, tiled surrounds, ladder style radiator, spotlighting, extractor fan, tiled flooring, arched UPVC double glazed window to front.

Bedroom Two

15'9 x 8'9 (4.80m x 2.67m)

UPVC double glazed window to front, radiator and built-in storage cupboard over the stairhead.

Bedroom Three

10'9 x 10'6 (3.28m x 3.20m)

UPVC double glazed window to rear, radiator.

Bedroom Four

10'9 x 8'9 (3.28m x 2.67m)

UPVC double glazed window to rear, radiator.

Family Bathroom

Fitted with modern white suite comprising panelled bath with shower attachment and MIRA Sport electric shower over, glazed side screen, vanity wash hand basin with twin taps over and cupboard below, low-level WC, tiled surrounds, chrome

ladder style radiator, extractor fan, Karndean flooring and arched UPVC double glazed window to rear.

Outside

The front garden is laid to lawn with hedging and shrubs. Tarmac driveway with electric car charging point and side section providing parking for 2 cars and leading to

Rear Garden

Enclosed by walling and fencing the garden is laid to paved patios, lawn and artificial grass area. Summerhouse approx. 7' 9" x 7' 9" (2.36m x 2.36m) and greenhouse. There is an outside water tap and lighting, and gate with access to the side.

Material Information

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Fibre to the Cabinet : For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

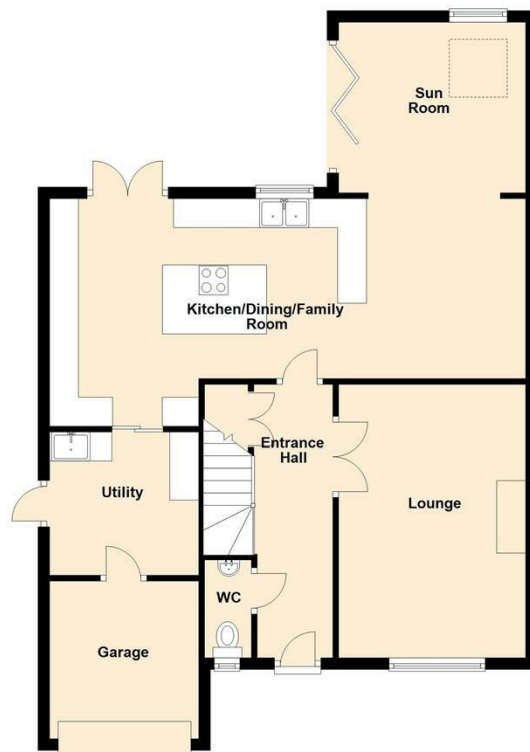
Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html



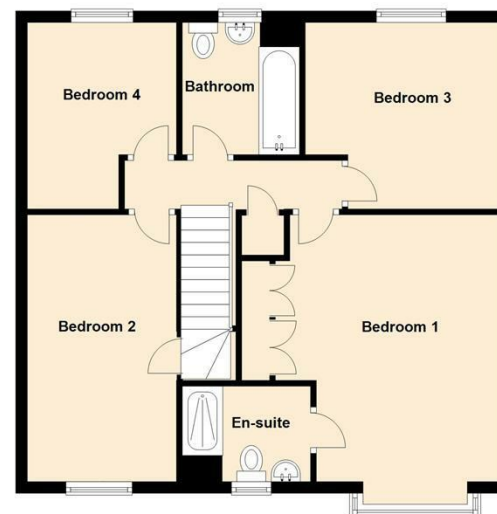




Ground Floor
Approx. 78.6 sq. metres (846.1 sq. feet)



First Floor
Approx. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 144.1 sq. metres (1551.4 sq. feet)

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Plan produced using PlanUp.

Hobbs & Webb

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We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.