



**Hobbs & Webb**

**GRANGE CLOSE**  
Weston-super-Mare, BS23 4TT

Price £550,000



This impressive four-bedroom detached bungalow is strategically positioned on a spacious corner plot in the sought after village of Uphill. This commanding residence, set back from the road, provides a perfect blend of tranquility and accessibility, being in close proximity to local shops, amenities, the scenic Uphill Nature Reserve, boatyard with cafe and convenient access to the beach.

Upon entering, you are greeted by a welcoming entrance hall, leading to a cloakroom for added convenience. The expansive interior unfolds with dining room complemented by an adjoining study, a dual aspect lounge which bathes in natural light, and a well-appointed kitchen/breakfast room featuring French doors that open to the rear garden - a private space for relaxation and outdoor enjoyment.

This residence boasts four generously sized bedrooms. The master bedroom enjoys the privilege of an en-suite and completing the accommodation is a recently refitted shower room, it is certainly a property that must be viewed to truly appreciate.

### Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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](mailto:info@hobbsandwebb.co.uk)



# PROPERTY DESCRIPTION

## Entrance

Approached by steps with railing up to a timber panelled obscured glazed entrance door providing access to:-

## Entrance Hall

A bright and spacious entrance hall with oak engineered flooring, coved ceiling, two radiators, airing cupboard housing the hot water tank, loft access, smoke alarm, wall mounted thermostat and doors to:-

## Lounge

19'11 x 11'11 (6.07m x 3.63m)

Oak engineered flooring to match the entrance hall, inset feature gas fire with stone hearth, full length uPVC double glazed window with a pleasant outlook over the front garden, uPVC double glazed window to the side, radiator, television point, coved ceiling and wall lights.

## Dining Room

11'11 x 9'5 (3.63m x 2.87m)

uPVC double glazed window with a pleasant outlook, wall lights, radiator and door to:-

## Study

7'9 x 7'4 (2.36m x 2.24m)

uPVC double glazed window to the front and radiator.

## Kitchen/Breakfast Room

20'4 x 9'5 (6.20m x 2.87m)

A matching range of wall and floor cupboard and drawer units with marble

effect work surfaces and contemporary tiled splashbacks. Inset one and a half bowl sink and drainer unit with mixer tap over, six ring 'Neff' gas hob with extractor hood over and two ovens below. Integrated tall fridge and tall freezer, space and plumbing for washing machine and dishwasher. uPVC double glazed window overlooking the rear garden, radiator and uPVC double glazed French doors leading to the rear garden.

## Cloakroom

Low level WC, wash hand basin with mixer tap over and tiled splashbacks, radiator and extractor fan.

## Shower Room

A recently refitted shower room comprises a double width shower cubicle with panelled walls, chrome mains fed shower and glass screen, low level WC, bidet, pedestal wash hand basin with mixer tap over, partially tiled walls, shaver point, chrome heated towel rail, uPVC obscured double glazed window to the side, extractor fan and wood effect laminate flooring.

## Bedroom One

16'0 x 10'11 (4.88m x 3.33m)

uPVC double glazed window overlooking the side garden, radiator and door to:-

## En-suite

Corner shower cubicle with mains fed shower and glass screen, pedestal wash hand basin with mixer tap over, low level WC, partially tiled walls, radiator, extractor fan, uPVC obscured double glazed window to the side and non-slip vinyl flooring.

# PROPERTY DESCRIPTION

## Bedroom Two

11'11 x 10'0 (3.63m x 3.05m)

uPVC double glazed window overlooking the side garden, built in wardrobe with sliding mirrored doors and radiator.

## Bedroom Three

9'10 x 9'5 (3.00m x 2.87m)

uPVC double glazed window overlooking the side garden, radiator, storage cupboard and checkerboard style wooden flooring.

## Bedroom Four

10'0 x 9'3 (3.05m x 2.82m)

uPVC double glazed French doors providing access to the rear garden, built in wardrobes with sliding doors and radiator.

## Garage

19'4 x 8'1 (5.89m x 2.46m)

Up and over door, power, lighting, wall mounted gas fire boiler and uPVC double doors providing access to the rear garden.

## Front Garden & Driveway

A large tarmac driveway providing parking for several vehicles, access to the garage and steps up the front entrance door. The lawned gardens wrap around the bungalow with mature hedging and flowers, steps down to a private patio area and side access gates to both sides of the bungalow.

## Rear Garden

A private and enclosed rear garden with two patio areas, one with gazebo,

lawn area with mature flower and hedge borders, garden shed and side access gates.











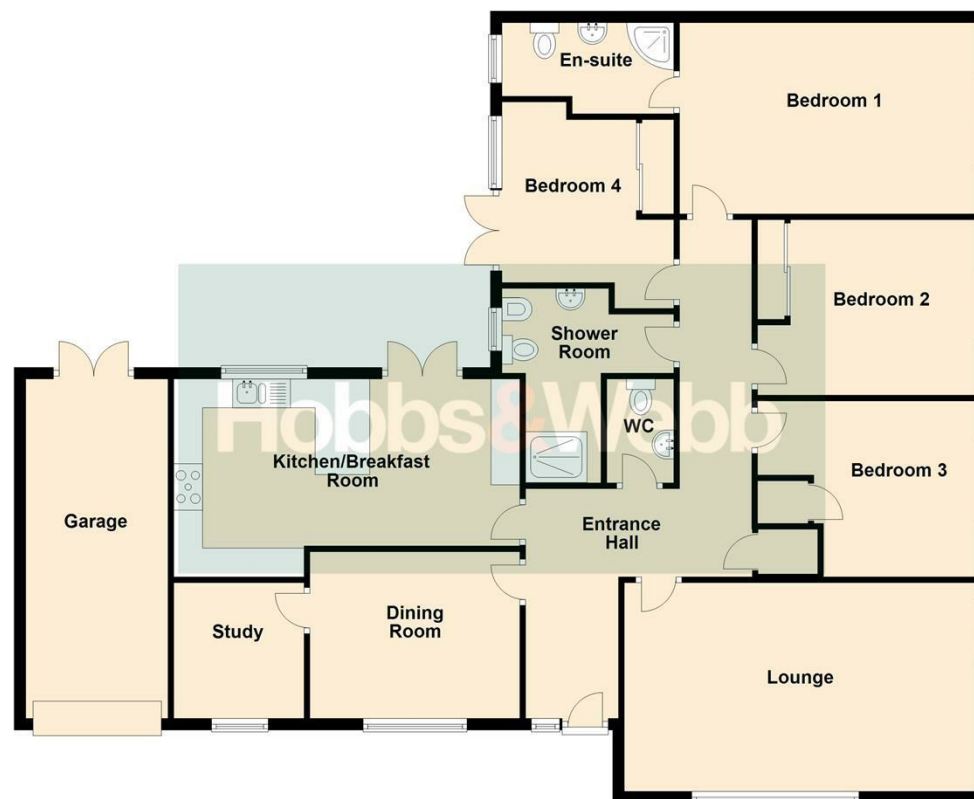






### Ground Floor

Approx. 155.9 sq. metres (1678.2 sq. feet)



Total area: approx. 155.9 sq. metres (1678.2 sq. feet)

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Plan produced using PlanUp.

# Hobbs & Webb

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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.