



Hobbs & Webb

HAZELDENE ROAD
Weston-Super-Mare, BS23 2XL

Price £425,000



Nestled in a quiet road of Milton, this meticulously maintained 1920's semi-detached residence exudes charm and space, offering a sprawling 1937ft² of living space. Upon entering through the welcoming porch, you're greeted by an elegant hallway leading to a cozy lounge featuring a bay window and a snug log burner, seamlessly connected to the sun-drenched sun room. The recently refurbished kitchen boasts modern amenities, a breakfast bar, and an adjoining utility room with a convenient larder cupboard. Completing the ground floor is a versatile room, ideal as a fourth bedroom or additional sitting area, along with a well-appointed bathroom.

Ascending the stairs, you'll discover three generously proportioned double bedrooms, each offering ample space for relaxation. The master bedroom delights with a contemporary en-suite, while the second bedroom benefits from its own shower room.

Outside, the meticulously landscaped rear garden beckons with its multi-tiered design, featuring a blend of patio, lawn, and decking areas—a serene retreat for outdoor gatherings or basking in the sunshine. The property also boasts a driveway and garage, complete with power and lighting, ensuring convenience and security for vehicles and storage needs alike.

This exceptional residence epitomizes modern family living, seamlessly blending period charm with contemporary comforts.

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

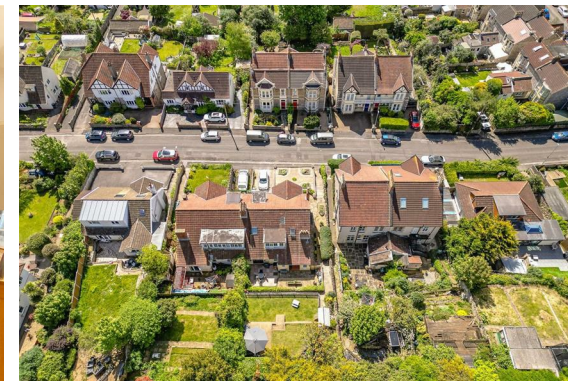
EPC Rating: E

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	
<small>EU Directive 2002/91/EC</small> England & Wales	

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

01934 644664

info@hobbssandwebb.co.uk



PROPERTY DESCRIPTION

Entrance Porch

Partially glazed entrance door, coats cupboard, radiators, bench with panelling backdrop, coved ceiling and stained glass patterned door into the entrance hall.

Entrance Hall

Two wall lights, radiator, picture rail, under-stairs storage cupboard, coved ceiling, stairs rising to the first floor landing and doors to the reception rooms, kitchen and ground floor bathroom.

Lounge

18'7 max x 16'5 into the bay window (5.66m max x 5.00m into the bay window)

uPVC double glazed bay window to the front, three wall lights, coved ceiling, picture rail, ceiling rose, television point, radiator, log burning stove with slate hearth and oak beam over, double doors leading to the sun room.

Sun Room

12'9 x 8'3 (3.89m x 2.51m)

uPVC double glazed window to the front, electric heater, picture rail and ceiling rose.

Kitchen/Breakfast Room

11'5 x 11'9 (3.48m x 3.58m)

A recently refitted kitchen comprising contrasting navy and white wall and base cupboard and drawer units with square edge work surfaces and upstands. One and a half bowl composite sink and drainer unit with brass mixer tap over. Four ring ceramic hob with extractor hood over, eye level oven

and grill, integrated dishwasher, breakfast bar, uPVC double glazed window to the side, vertical radiator, coved ceiling, wood effect vinyl flooring and door to the utility room.

Utility Room

11'9 x 6'5 (3.58m x 1.96m)

Cupboards which match the kitchen with square edge work surfaces, upstands and tiled splashbacks. Single bowl composite sink with mixer tap over, space and plumbing for washer/dryer, space for American style fridge/freezer, larder cupboard with shelving, two uPVC double glazed windows to the side and rear, wood effect vinyl flooring and uPVC double glazed door to the rear garden.

Dining Room

13'10 x 14'3 (4.22m x 4.34m)

Ceiling rose, picture rail. single glazed window onto the sun room,, radiator, television point and wood effect laminate flooring.

Sitting Room

13'2 x 12'6 (4.01m x 3.81m)

Ceiling rose, picture rail, radiator, brick chimney breast with tiled hearth, three wall lights and wooden double glazed door with side panels leading out to the garden.

Ground Floor Bathroom

7'9 x 7'2 (2.36m x 2.18m)

Corner bath with mixer tap and chrome shower over, base cupboard incorporating wash hand basin with mixer tap over, low level WC, shaver

PROPERTY DESCRIPTION

point, radiator, chrome heated towel rail, coved ceiling, picture rail, uPVC obscured double glazed window to the rear and vinyl flooring.

Landing

Loft hatch, smoke alarm, light tunnel, airing cupboard housing the hot water tank and doors to the bedrooms.

Master Bedroom

15'8 plus built in wardrobes x 11'9 (4.78m plus built in wardrobes x 3.58m) uPVC double glazed window to the side, radiator, fitted wardrobes with sliding doors, wall lights, picture rail, coved ceiling, ceiling rose and archway through to the Master En-suite.

Master En-suite

A refitted shower room with walk in double length shower with rainfall shower, additional shower attachment and glass screen. Vanity wash hand basin with mixer tap over, low level WC, radiator, feature fireplace, fully tiled walls, Velux window and wood effect vinyl flooring.

Bedroom Two

15'9 x 14'3 max narrowing to 9'6 (4.80m x 4.34m max narrowing to 2.90m) uPVC double glazed window to the rear, Velux window, picture rail, built in wardrobes, radiator and archway to En-suite Shower Room

En-suite Shower Room

Fully tiled shower cubicle with 'Mira' shower, uPVC obscured double glazed window to the rear, fully tiled walls, heated towel rail and wood effect vinyl flooring.

Bedroom Three

13'4 x 9'8 (4.06m x 2.95m)

uPVC double glazed window to the front with open outlook towards the Mendip Hills, picture rail, radiator and television point.

Gardens

A meticulously relandscaped garden enjoying a good degree of privacy and set over three tiers. At ground level a spacious patio and stone chipping area provides a perfect foundation, adorned with vibrant mature flower and shrub borders. Ascend the side path and steps to discover the further two tiers which are laid to lawn and inviting decking area beckons for leisurely lounging and alfresco gatherings.

Driveway & Garage

Driveway providing off street parking for one vehicle. Garage measuring 16'4 x 13'2 (4.98m x 4.01m) with up and over door, power and lighting.

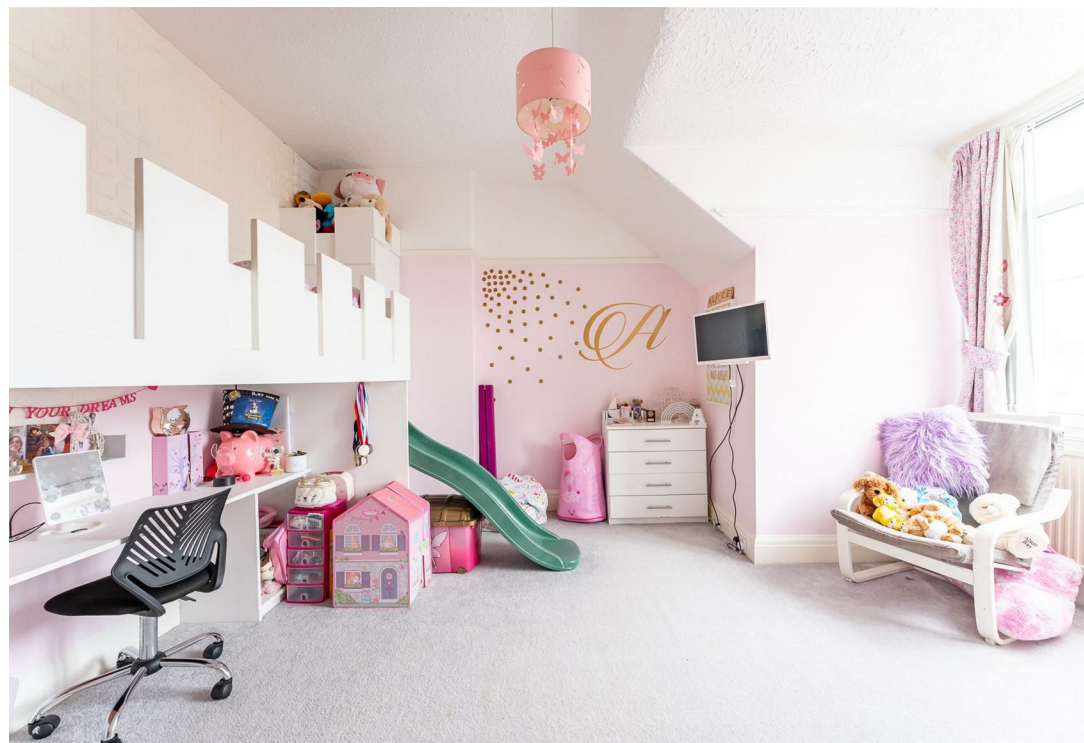




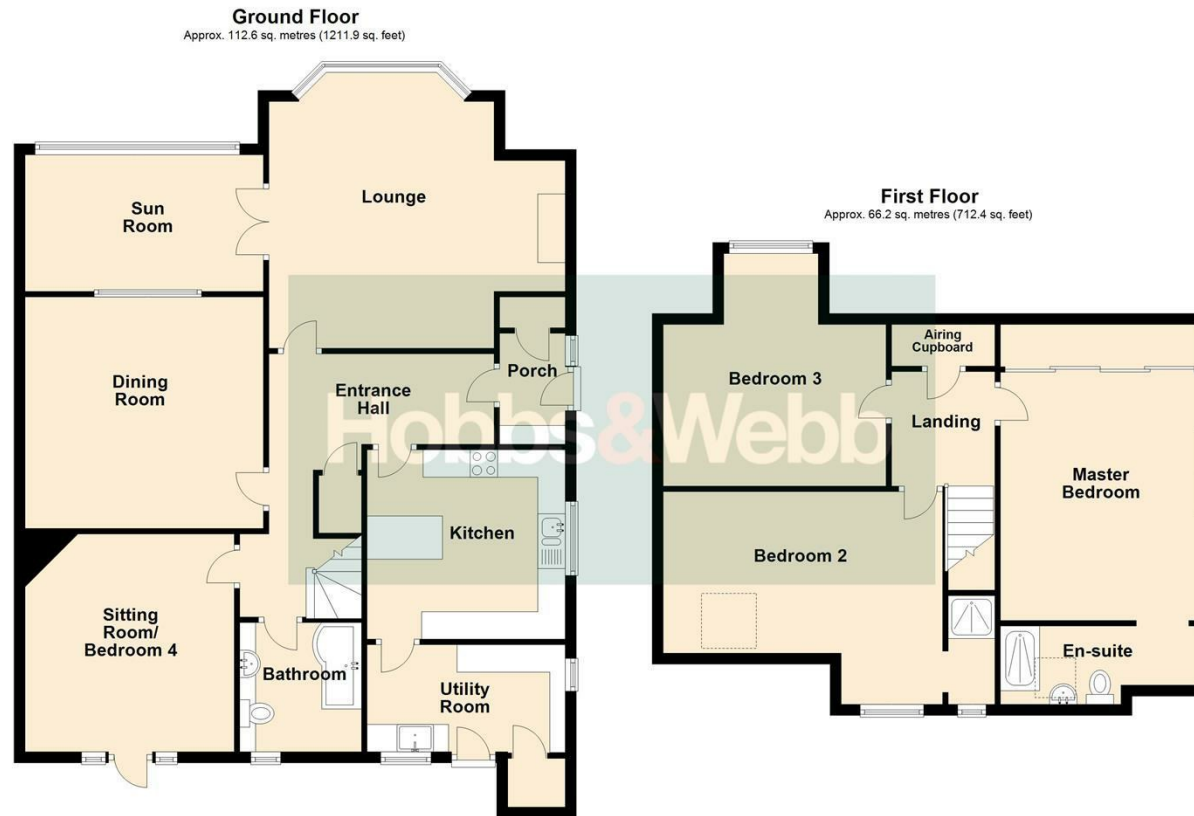












Total area: approx. 178.8 sq. metres (1924.2 sq. feet)
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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their 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.