



24 Parklands Avenue, North Worle, Weston-super-Mare, North Somerset, BS22 7PZ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

24 Parklands Avenue, North Worle, Weston-super-Mare, North Somerset, BS22 7PZ

£375,000

SOLD WITH THE BENEFIT OF NO ONWARD CHAIN! Nestled in a quiet Cul-de-Sac, this lovely four-bedroom detached family home offers a flexible and comfortable living experience. Its private rear gardens, ample off-street parking on a gravelled front driveway, and the added bonus of no onward chain make it an ideal choice for families seeking a home with convenience. Step inside, and you'll immediately feel the welcoming atmosphere. The spacious living areas create a seamless connection between the living room, dining area, and kitchen, making it easy to enjoy quality time with loved ones. The kitchen is well-equipped with plenty of storage space. Cooking here is a pleasure, with views of the rear garden adding to the charm. Upstairs, four bedrooms await. The master bedroom includes an en-suite shower room for added privacy and comfort. The other bedrooms are versatile and can be tailored to your family's needs. The outdoor spaces are equally inviting. The enclosed rear garden is a peaceful retreat, perfect for relaxation or play. The front driveway provides hassle-free parking, and the Cul-de-Sac location offers a pleasant environment for your family. Conveniently located in North Worle, various primary schools and Worle secondary school are close by, and local amenities can be found nearby with ample shopping and leisure facilities close to hand. For the commuter, Junction 21 is within reach which provides easy access to the M5 motorway. Worle train station is close by with transport links to most major towns and cities, and a nearby bus service provides connection to most areas of the town and outlying districts. Whether you're looking for a cosy retreat or a family-friendly residence, this property offers comfort and convenience. Don't miss the chance to make this charming four-bedroom detached family home your own. With its flexible amenities, private gardens, and great location, it's a delightful place to call home. EPC Rating D68, Council Tax Band E.

- **SOLD WITH THE BENEFIT OF NO ONWARD CHAIN!**
- **A superb, four bedroom, detached, freehold, family home**
- **Well positioned in a quiet Cul-de-Sac in the popular area of North Worle**
- **With private and enclosed rear gardens**
- **Fantastic gravelled front driveway providing ample off-street parking**
- **Master bedroom with en-suite shower room**





Accommodation

Entrance

On approach to the property there is a step up to a UPVC double glazed entrance door into hallway.

Hallway

Doors to ground floor rooms, useful under stairs storage cupboard, radiator, ceiling light.

Cloakroom

High level W/C, wash hand basin, radiator, UPVC double glazed window, ceiling light.

Utility

UPVC double glazed door to side, providing space and plumbing for appliances, radiator and ceiling light, door to study.

Study

A useful work from home study, UPVC double glazed window, radiator, ceiling light.

Kitchen

Tile effect vinyl flooring, a range of wall and floor units, worktops and tiled splashbacks over, composite sink and drainer positioned under a UPVC double glazed window overlooking the rear garden, four burner gas hob with oven under and extraction hood over, space and plumbing for appliances, UPVC double glazed door to rear garden, door to dining room, radiator, ceiling light.

Dining Room

UPVC double glazed sliding patio door to rear garden, radiator, ceiling light, door to living room.

Living Room

A light and bright main living area with a UPVC double glazed bay style window to front, gas fireplace and surround, door to hallway, wall lighting.

Stairs with Timber Balustrade Rising from Entrance Hallway to First Floor Landing

First Floor Landing

Doors to first floor rooms, roof access hatch, ceiling light, useful airing cupboard.



Bedroom One

A super double bedroom with a UPVC double glazed window, radiator, fitted wardrobes, ceiling light, door to en-suite shower room.

En-suite Shower Room

Step up to the en-suite shower room with a low level W/C, wash hand basin over vanity unit, enclosed mains fed shower, UPVC double glazed window, radiator, ceiling spotlights.

Bedroom Two

UPVC double glazed window, radiator, fitted wardrobes, ceiling light.

Bedroom Three

A light and bright bedroom with dual aspect UPVC double glazed windows, radiator, ceiling light.

Bedroom Four

A UPVC double glazed window, radiator, built in storage cupboard with hanging rail, ceiling light.

Bathroom

A low level W/C, wash hand basin and pedestal, panelled bath with mains fed shower and shower screen over, part tiled walls, wood effect vinyl flooring, radiator, ceiling spotlights, UPVC double glazed window.

Outside

Front

An excellent front driveway area laid to gravel with areas laid to lawn at the borders and mature trees, a slab pathway leading to the entrance door, gated side access to the rear garden.

Rear

A private and enclosed rear garden mostly laid to lawn with a slab patio area, idyllic for entertaining and relaxing, to the side of the property is a useful timber shed.

Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.

Please Note

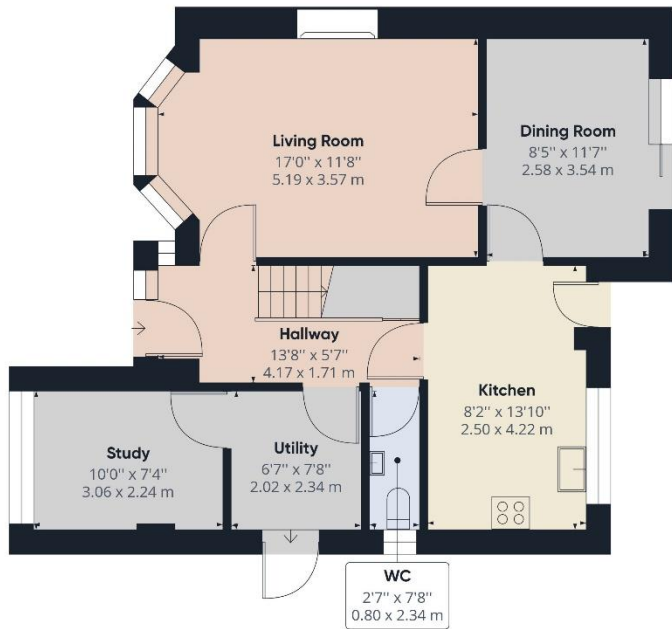
The garden photos were taken before the property was occupied by the existing resident.











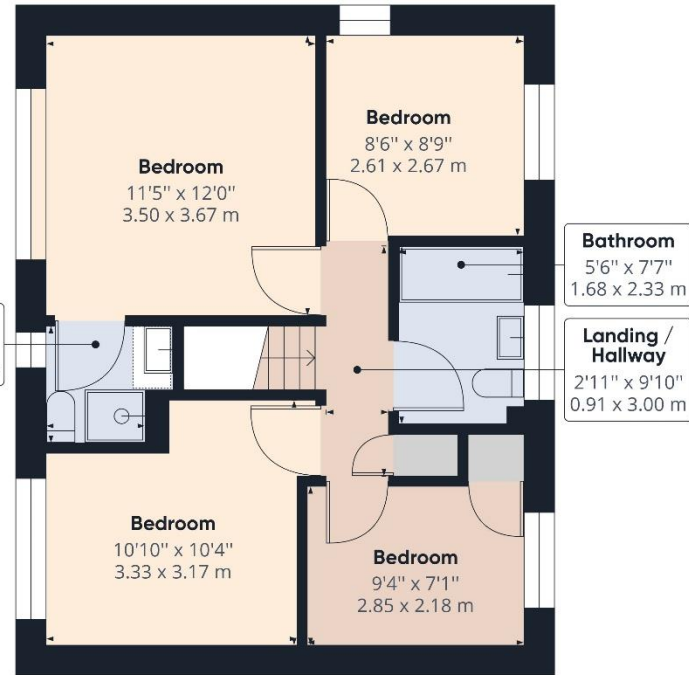
Floor 0

Approximate total area⁽¹⁾
644.28 ft²
59.86 m²

(1) Excluding balconies and terraces

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

GRAFFE360



Floor 1

Approximate total area⁽¹⁾
497.76 ft²
46.20 m²

(1) Excluding balconies and terraces

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

GRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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