



10 Clover Road, Wick St Lawrence, Weston-super-Mare, North Somerset, BS22 9BY



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£410,000

Discover this inviting four / five bedroom, detached, freehold family home tucked away in the desirable Wick St Lawrence area. A perfect blend of modern comfort and homely charm, this property offers a warm and welcoming retreat for families. As you enter this gracious home, you're greeted by an abundance of space and natural light. The interior is thoughtfully designed, combining classic elements with modern features. The living spaces are generous and perfect for entertaining, while the kitchen provides the heart of the home, complete with all the amenities you need. With a choice of four or five bedrooms, this home is tailor-made for the modern family. The flexibility to utilize the former garage as the fifth bedroom adds a unique touch to the property, ideal for accommodating guests, extended family, or creating a home office. A super private driveway leads to the property, offering invaluable off-street parking. Step into your own private world as you explore the enclosed rear garden. A place for relaxation, it's perfect for children to play, gardening enthusiasts to nurture, and outdoor gatherings with family and friends. Situated in the highly regarded Wick St Lawrence area, you're within easy reach of quality schools, local amenities, and the breathtaking countryside beyond. This excellent location offers the best of both worlds, combining convenience with natural beauty. Wick St. Lawrence is a small village on the outskirts of Weston-super-Mare, North Somerset. The village lies near the North West boundary of the North Somerset Levels approximately 1 kilometre inland from Woodspring Bay on the Bristol Channel coast and between the estuaries of the River Banwell and the Congresbury Yeo. This excellent position is close to all that Somerset and the South West has to offer. The Mendip Hills (AONB), Brean Sands, Burnham-on-Sea, Weston-super-Mare, Glastonbury and Cheddar Gorge are all nearby. The property is currently tenanted so could either be sold as a buy to let investment, or with vacant possession, as you wish.

- Commanding four / five bedroom, detached, freehold family home
- Super private driveway providing valuable off street parking
- Private and enclosed rear garden
- A former garage converted into bedroom five
- Sold with the benefit of no onward chain
- Well positioned in the sought after Wick St Lawrence area, within reach of school, local amenities and countryside beyond
- EPC Rating – D64, Council tax band- E





Accommodation

Entrance

Step up to a UPVC double glazed entrance door into entrance hallway.

Cloakroom

Tiled flooring, low-level WC, wash hand basin, vanity unit, extraction fan, ceiling light, radiator.

Hallway

An inviting entrance area with wood effect laminate flooring, doors to ground floor rooms, radiator, ceiling light.

Living Room

Well presented living area with wood effect laminate flooring, UPVC double glazed bay style window to front, fireplace and surround, radiator, ceiling light, double doors to dining area.

Dining Room

Wood effect laminate flooring, a light and bright dining area with UPVC double glazed patio doors onto rear garden, radiator, ceiling light.

Kitchen / Breakfast Room

Tiled flooring, a range of well presented wall and floor units with stone worktops and upstands over, inset stainless steel sink, five burner gas hob with extraction hood over, eyelevel oven and grill, integrated fridge freezer, dishwasher, two UPVC double glazed windows overlooking the rear garden, radiator, spotlight clusters, archway opening to utility area.

Utility

Tiled flooring to match, wall and floor units with stainless steel sink and drainer and worktop over, wall mounted gas fired boiler, double glazed door to the side of the property, radiator, spotlight track, space and plumbing for appliances.

Bedroom Five

UPVC double glazed window to front, radiator, wood effect laminate flooring, ceiling light.

First Floor Landing

Doors to first floor rooms, roof access hatch, built-in airing cupboard housing hot water tank, radiator, ceiling light.

Bedroom One

Super double bedroom with built-in wardrobes, wood effect laminate flooring, two UPVC double glazed windows, built-in storage cupboard, door to en-suite, radiator, ceiling light.

Bedroom Two

Wood effect laminate flooring, UPVC double glazed window, radiator, ceiling light.

Bedroom Three

Wood effect laminate flooring, UPVC double glazed window, radiator, ceiling light.



Bedroom Four

Wood effect laminate flooring, UPVC double glazed window, radiator, spotlight cluster.

Bathroom

Tiled flooring and walls, low-level WC, panelled bath with electric shower over, wash hand basin and pedestal, heated towel rail, UPVC double glazed window, spotlight cluster, extraction fan.

Outside

Front

To the front of the property there is a gently sloping tarmac driveway providing valuable off street parking with gated access to the rear garden, an area laid to lawn and partly enclosed by hedging, outside light.

Rear

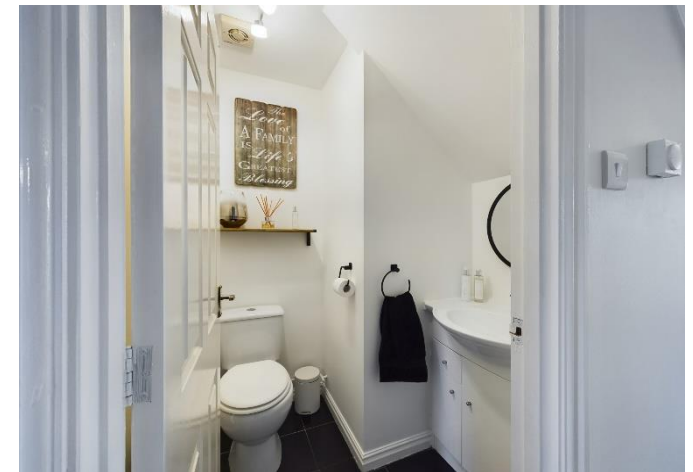
A private and enclosed rear garden with a fantastic timber decked area immediately to the rear, with steps up to a further raised timber decking area, areas laid to lawn, power supply points, water supply, outside light.

Tenure

Freehold.

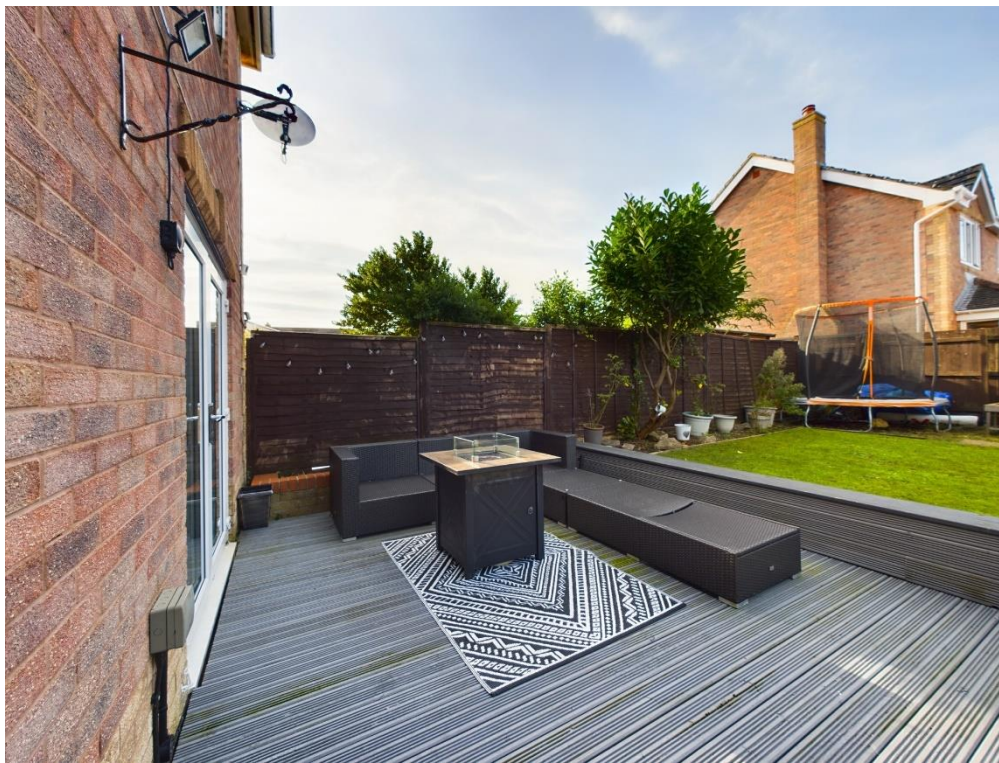
Services

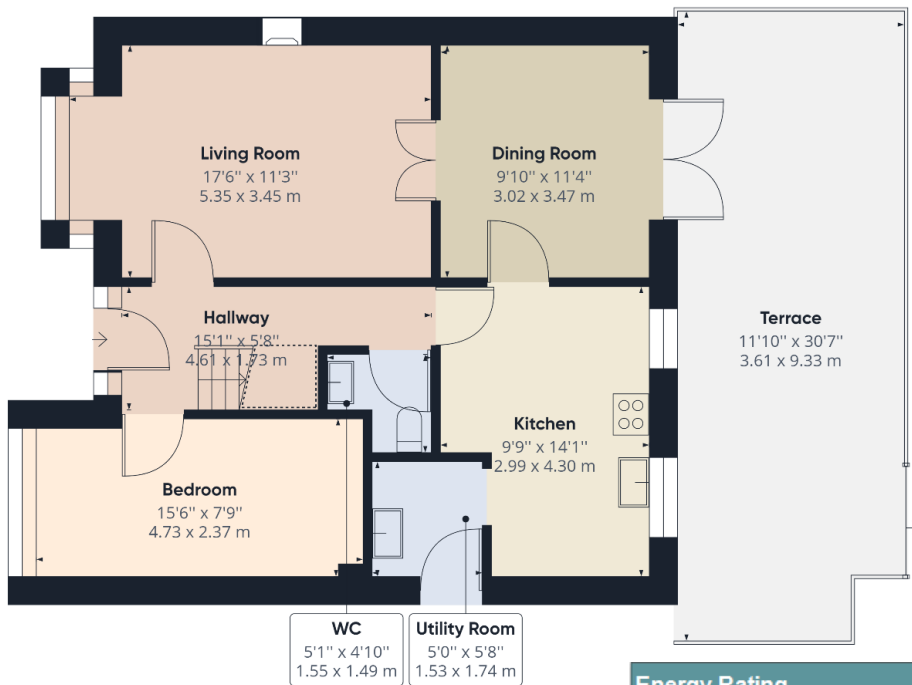
Mains gas, electricity, water and drainage.



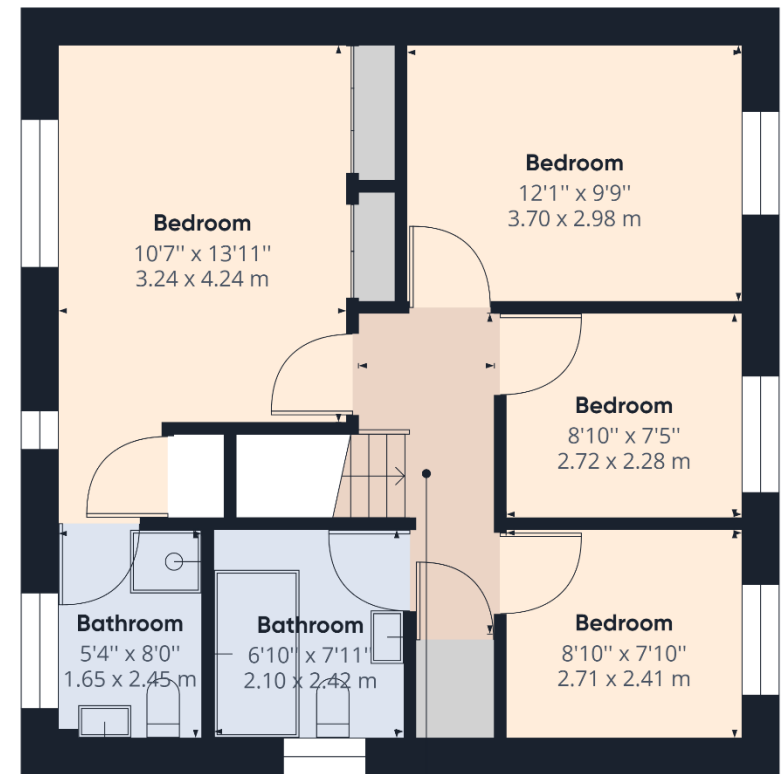
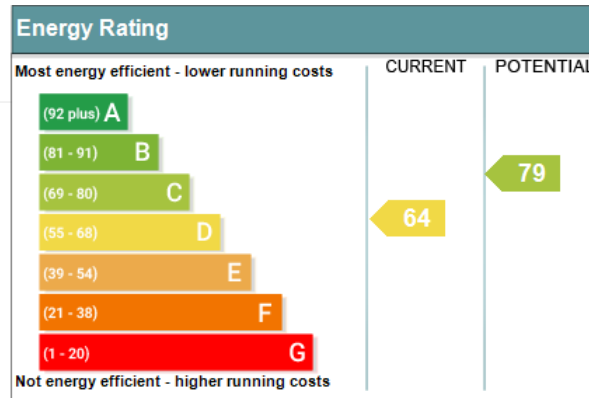








Floor 0



Landing / Hallway
4'10" x 11'9"
1.49 x 3.59 m

Floor 1



Company Registration No. 08744483 VAT No. 173 8517 84

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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