



Woodleigh Crookes Lane, Weston-super-Mare, North Somerset, BS22 9XF



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

Woodleigh, Crookes Lane, Kewstoke, Weston-super-Mare, North Somerset, BS22 9XF

£435,000

Charming four bedroom Detached Family Home in Kewstoke, North Somerset. Nestled in the picturesque village of Kewstoke, awaits a charming four bedroom detached family home that effortlessly combines modern elegance with the tranquility of coastal living. Welcome to a residence that offers the perfect sanctuary for your family to thrive and create lasting memories. As you step inside, you'll be greeted by an inviting ambiance, accentuated by light and airy main living areas that exude warmth and comfort. The spacious living room becomes a hub for relaxation and entertainment, while the fluid design seamlessly connects it to the dining area, making it an ideal space for gatherings and family meals. The kitchen stands as a culinary haven, thoughtfully designed with contemporary fittings and ample countertop space. Retreat to the first floor, where the master bedroom awaits, providing a peaceful oasis. Complete with an en-suite bathroom, it ensures privacy and convenience for the head of the household. Three additional bedrooms offer flexibility for children, guests, or a home office, meeting your family's unique needs. The front and rear gardens are fully enclosed, providing a safe and private space for your family to enjoy. A private driveway and single garage offer ample off-street parking and additional storage, catering to the practical needs of a modern family.

Location is key, and this home truly excels in that regard. Kewstoke offers guests and residents sleepy Somerset village life whilst being a stone's throw away from Sand Bay beach, the village shops, playing fields, primary school, local pubs, cafes, restaurants, and local transport links. Sand Bay beach is bordered to the South by Worlebury Hill and to the North by Sand Point and provides a natural beach offering wonderful views across the Bristol Channel to South Wales.

- A wonderful, four bedroom, freehold, detached family home
- Private driveway providing ample off-street parking
- Private and enclosed front and rear gardens, single garage
- Light and bright main living areas
- Master bedroom with en-suite
- Well positioned within the semi-rural village of Kewstoke and Within reach of the idyllic Sand Bay beach
- EPC Rating C73, Council tax band E





Accommodation

Entrance

UPVC double glazed entrance door and fixed window panels into entrance hallway.

Entrance Hallway

An inviting entrance area with wood effect tiled flooring, doors to ground floor rooms, under stairs storage area with a UPVC double glazed fixed window, two radiators, ceiling lights.

Cloakroom

Low level W/C, wash hand basin, radiator, ceiling light.

Living Room

Dual aspect UPVC double glazed windows, fireplace and surround, radiator, wall lighting.

Kitchen / Dining Room

Tiled flooring, a range of wall and floor units with granite worktops over, five-burner gas hob with extraction hood over, eye-level oven and grill, inset stainless steel sink, space and plumbing for appliances and American style fridge freezer, UPVC double glazed window and sliding patio door to conservatory, opening to utility, radiator and ceiling spotlights, ceiling light.

Utility

Wall and floor units, space and plumbing for appliances, UPVC double glazed window and door to rear garden, spotlight cluster.

Conservatory

UPVC double glazed conservatory with polycarbonate translucent roof panels, patio doors onto rear garden, wall lighting.

Stairs Rising from Entrance Hallway to First Floor Landing

First Floor Landing

Doors to first floor rooms, useful storage cupboard housing hot water tank, radiator, roof access hatch, UPVC double glazed fixed window, ceiling lights.

Master Bedroom

Double bedroom with fitted wardrobes, UPVC double glazed window, radiator, ceiling light, door to en-suite bathroom.

En-suite Bathroom

Tiled flooring and walls, low level W/C, walk-in style mains fed shower, wash hand basin and pedestal, 'Jacuzzi' style bath, UPVC double glazed windows, heated towel rail, extraction fan and ceiling spotlights, door to landing.



Bedroom Two

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

Bedroom Three

UPVC double glazed window, radiator, ceiling light.

Bedroom Four

UPVC double glazed window, radiator, ceiling light.

Outside

Front

On approach to the property there is a tarmac driveway providing ample off-street parking, partly enclosed by stonewalling and fencing with areas laid to gravel, gated access to the side.

Garage

Rear

A private and enclosed rear garden with a super slab patio area, mostly laid to lawn, enjoying approximately Westerly facing aspects.

Tenure

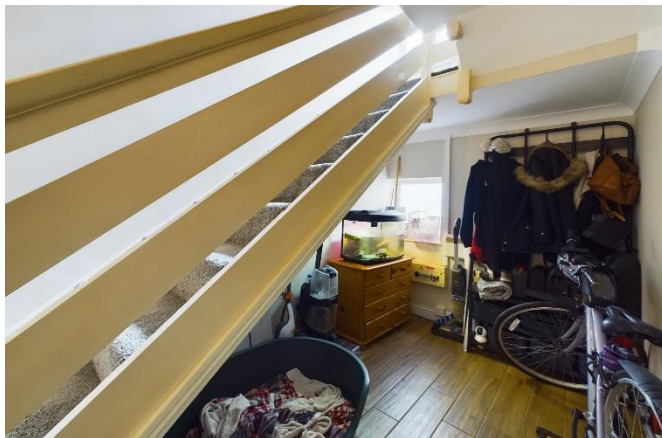
Freehold.

Services

Mains gas, electricity, water and drainage.

***Please note there are leased solar panels at the property.**







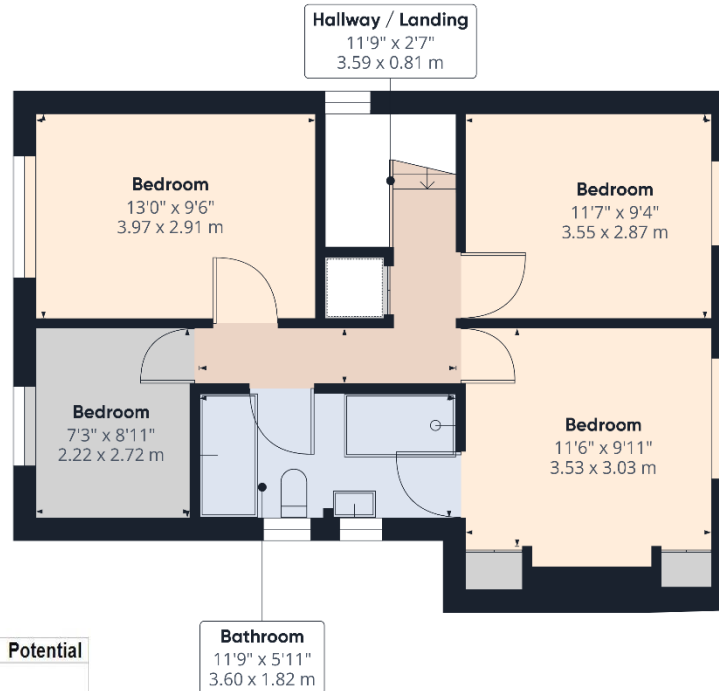




Floor 0

Approximate total area**
972.61 ft²
90.36 m²

Reduced headroom
14.65 ft²
1.36 m²



Floor 1

Approximate total area**
562.94 ft²
52.3 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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	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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