



5 Walsh Close, Weston-super-Mare, North Somerset, BS24 9XH



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£385,000

Welcome to this delightful three / four bedroom detached family retreat tucked away in a quiet cul-de-sac. This charming residence boasts a blend of comfort and practicality, offering everything you need for modern family living. Step inside to discover a cosy yet spacious interior, where every room radiates a welcoming atmosphere. The highlight is undoubtedly the generous open-plan kitchen, living, and dining area, perfect for relaxed family meals and casual get-togethers. The bedrooms provide peaceful sanctuaries for rest and relaxation, with the option to use the converted garage as a convenient home office or additional bedroom to suit your lifestyle. Outside, the private front and rear gardens offer tranquil spaces to unwind and enjoy the outdoors, while the private driveway ensures hassle-free parking for your vehicles. With its inviting ambiance and thoughtful layout, this home is a true gem waiting to be cherished by its new owners. Come experience the comfort and convenience it has to offer. The property is well positioned with local amenities nearby, within reach of the local shop and a bus service which provides connection to most areas of the town and outlying districts. A more comprehensive range of facilities and the seafront can be found in Weston-super-Mare's town centre, just a short drive or bus ride away. The nearby villages of Hutton and Bleadon are most beautiful, with various village events taking place for all to get involved with and many interesting footpaths with stunning and far reaching views.

- A superb example of a three / four bedroom, detached, freehold family home
- Well positioned in a quiet cul-de-sac
- Extended, and well presented throughout with an impressive open plan kitchen / living and dining area
- Private front and rear gardens
- Private driveway providing valuable off street parking
- Former garage converted into a home office / bedroom four
- EPC Rating – C72, Council tax band- D





Accommodation

Entrance

On approach to the property, there are steps rising up to a composite double glazed entrance door into hallway.

Hallway

Inviting entrance area with tile flooring, radiator, useful under stairs, storage cupboard, door to former garage and home office, door to living area, ceiling light.

Former Garage

Currently used as bedroom / home office. Wood affect laminate flooring, steps down, UPVC double glazed window, built-in storage cupboard, housing metres and another useful storage cupboard with sliding doors.

Please note

When the former garage was converted, building regulations were not obtained.

Living Room

A wonderful cosy living area with a UPVC double glazed bay style window to front, radiator, ceiling spot spotlights and opening onto main kitchen dining sitting area.

An impressive open plan, sitting / kitchen / dining area.

Kitchen / Sitting Area

With tiled flooring throughout, a range of well presented wall and floor units with hardwood worktops and tiled splashbacks over. An inset one and a half bowl composite sink and drainer positioned under a UPVC double glazed window overlooking the rear garden. A five burner range master cooker with extraction hood over, integrated fridge/freezer and dishwasher, space and plumbing for appliances, built-in cupboard, housing wall mounted gas fired boiler, a UPVC double glazed door to the side of the property and opening onto the dining area. Ceiling spotlights throughout.

Dining Area

A light and bright dining area with an aluminium double glazed bi folding doors onto rear garden, a vaulted ceiling feature with skylight window, door, cloakroom, underfloor heating, ceiling spotlights.

Downstairs W/C

A low-level WC, wash hand basin and pedestal, UPVC double glazed window, ceiling spotlights.

Stairs with timber balustrade rising from the entrance hallway to the first floor landing.

First Floor Landing

A timber balustrade, UPVC double glazed window on the half landing, roof access hatch, doors to first floor rooms, ceiling spotlights.



Bedroom One

A fantastic master bedroom with ample space for a super king size bed, with a UPVC double glazed window, radiator, built-in storage areas with hanging rails, ceiling light.

Bedroom Two

A UPVC double glazed window, radiator, ceiling light.

Bedroom Three

A UPVC double glazed window, radiator, ceiling light.

Bathroom

A well presented bathroom with tiled flooring and part tiled walls, low-level WC, wash hand basin over floating 'light up' vanity unit, super freestanding bath, walk in style mains fed shower and glass screen, dual aspect, UPVC double glazed windows, heated towel rail, ceiling spotlights.

Outside

Front

On approach the property, there is a gravelled driveway (offering parking for two cars), providing valuable off street parking, security lighting, a raised lawn area with timber sleeper features, steps rising to the entrance door and side access to the rear.

Rear

A fantastic low maintenance private and enclosed rear garden, mostly laid to artificial grass with two super slab patio areas and raised timber sleeper features. Outside water supply and lighting.

Tenure

Freehold

Services

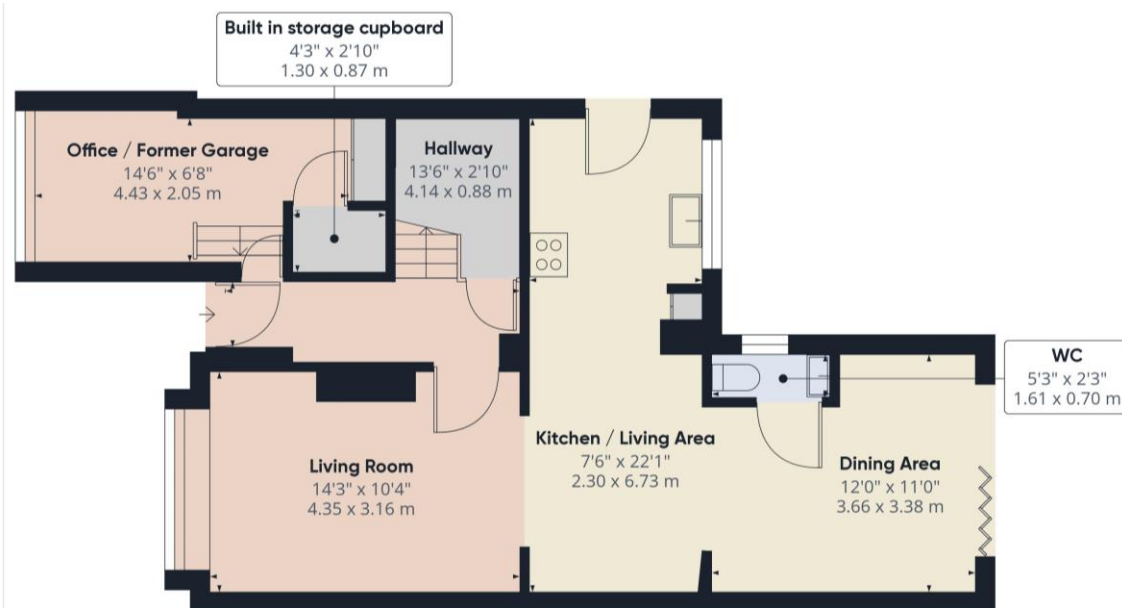
Mains electric, drainage, gas and water







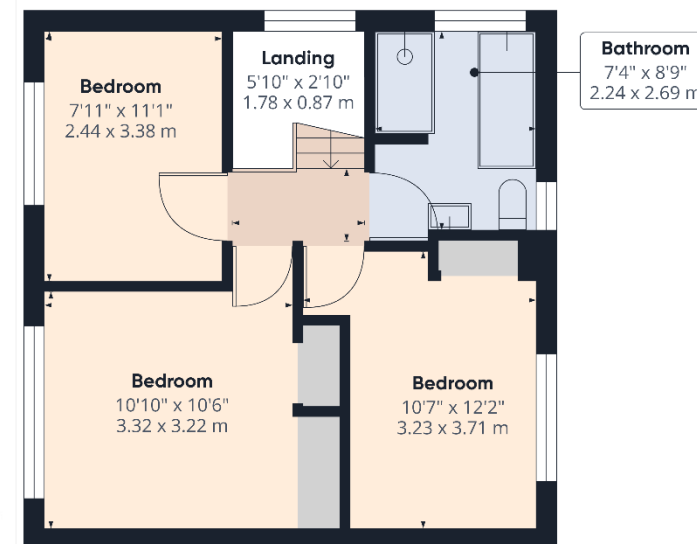
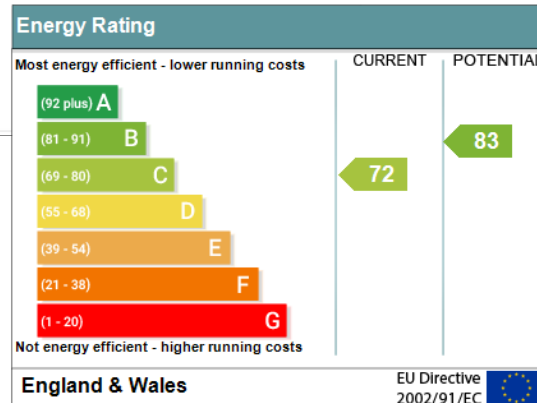




Approximate total area**
672.95 ft²
62.52 m²

Floor 0

Address: 5 Walsh Close, WESTON-SUPER-MARE, BS24 9XH
RRN: 2232-3035-4202-2514-4204



Approximate total area**
419.23 ft²
38.75 m²

Details of fixtures and services

All drawings of areas have been made to scale and are not to be used for any other purpose. The floor plan is for illustrative purposes only.

08/07/2016

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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