

This delightful home is situated in a Cul-de-Sac location within the St Modwen's award winning Locking Parklands development in Weston-super-Mare. Set in a desirable parkland setting, this family home offers bright and airy living accommodation throughout and is ideal for the growing family. The ground floor comprises a beautifully presented living room, cloakroom, a fantastic kitchen/dining room, and a sitting area. The first floor offers a superb double bedroom with an en-suite shower room, two further bedrooms and a family bathroom. Outside, on approach to the property there is a private blocked driveway which is partly enclosed by brick pillars and metal railings with various shrubs and hedging surrounding offering ample off-street parking and access to the private and enclosed former garage which is being used as storage space. The beautifully presented, private and enclosed rear garden is an idyllic entertaining and relaxing spot, laid to Astroturf with lovely shrub borders. Viewing this fantastic property is highly recommended by the agent! EPC Rating B87, Council Tax Band D.



- A superb, four-bedroom, link detached, freehold family home
- An extended property with an exceptional kitchen/dining/sitting area
- Former garage offering fantastic storage space
- Located within the award-winning estate 'Locking Parklands'
- Private driveway providing ample off-street parking
- Master bedroom with en-suite shower room

ACCOMMODATION

Entrance

On approach to the property there is a double-glazed composite entrance door into hallway.

Hallway

Doors to principal rooms, ceiling light.

Cloakroom 6' 4" x 3' 0" (1.94m x 0.92m)

Low level W/C, pedestal wash hand basin, useful under stairs storage cupboard, fitted cupboard, extraction fan, ceiling light.

Living Room 16' 10" x 11' 7" (5.14m x 3.54m) Plus 6' 5" x 3' 0" (1.95m x 0.91m) Plus Bay

Various UPVC double glazed windows to front and bay style window overlooking the front garden, two radiators, coved ceiling, ceiling light.

Kitchen/Dining Room

A fantastic open plan light and bright kitchen /dining/ living space.

Kitchen Area 16' 10" x 8' 11" (5.12m x 2.71m)

Wood effect laminate vinyl tiles a well presented range of wall and floor units with worktops and upstands over, inset stainless steel one and a half bowl sink with 'Swan' neck mixer tap over positioned under a UPVC double glazed window, integrated dishwasher washing machine, fridge and freezer, four burner gas hob with oven under and extraction hood over, spotlight track, ceiling light, dining area with radiator, opening to sitting area.

Sitting Area 11' 6" x 10' 8" (3.50m x 3.24m)

Hardwood flooring, various UPVC double glazed windows with fixed glazed feature, patio doors to rear garden, fantastic gas fireplace, fitted shelving, vaulted ceiling, ceiling light.

Stairs Rising from Entrance Hallway to First Floor Landing.

First Floor Landing

Doors to rooms, useful airing cupboard, UPVC double glazed window on half landing, radiator, roof access hatch, ceiling light.

Bathroom 6' 7" x 6' 5" (2.01m x 1.95m)

Low level W/C, wash hand basin over vanity unit, panelled bath with shower attachment and glass grid over, UPVC double glazed window, extraction fan, ceiling spotlights.

Bedroom Three 9' 1" x 6' 8" (2.77m x 2.02m)

UPVC double glazed window, radiator, ceiling light.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom Two 9' 11" x 9' 1" (3.01m x 2.78m) Plus Wardrobes

UPVC double glazed window, fitted wardrobes and storage, ceiling light.

Master Bedroom 11' 9" x 10' 0" (3.58m x 3.06m) Maximum Plus 6' 6" x 4' 6" (1.98m x 1.38m) Approximately

A super double bedroom with various fitted wardrobes, dressing table, storage, UPVC double glazed sliding patio door onto private balcony, UPVC double glazed window, door to en-suite, radiator, ceiling light.

En-suite Shower Room 4' 11" x 3' 9" (1.49m x 1.15m) Plus Shower

Low level W/C, wash hand basin over vanity unit, enclosed electric shower, heated towel rail, extraction fan, ceiling spotlights.

Outside

Front

On approach to the property there is a tarmac area, leading to the private block paved driveway, partly enclosed by brick pillars and metal railings, area laid to gravel with various shrubs and hedging.

Former Garage

The former garage has been split into two storage rooms with a partition wall, an up and over garage door, roof access hatch and ladder, power supply, lighting.

Rear

A fantastic privately enclosed rear garden with a slab patio area and pathway providing an idyllic entertaining and relaxing spot, Astro turf lawn with shrub borders.

Services

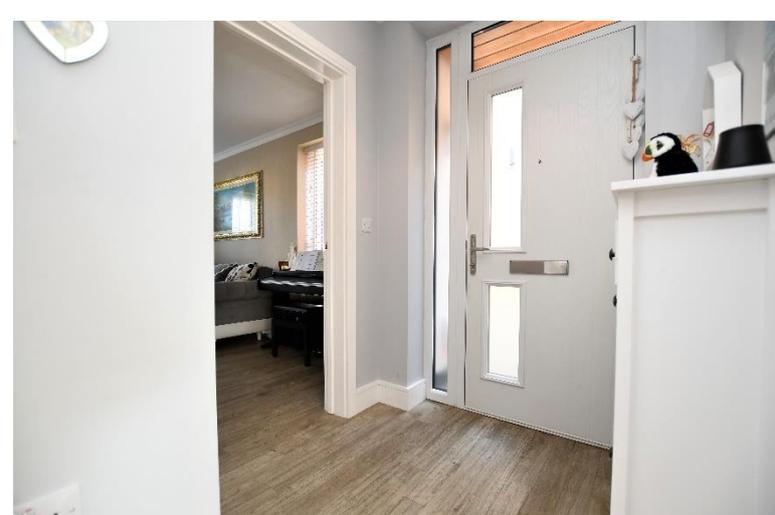
Mains gas, electricity, water, drainage.

Tenure

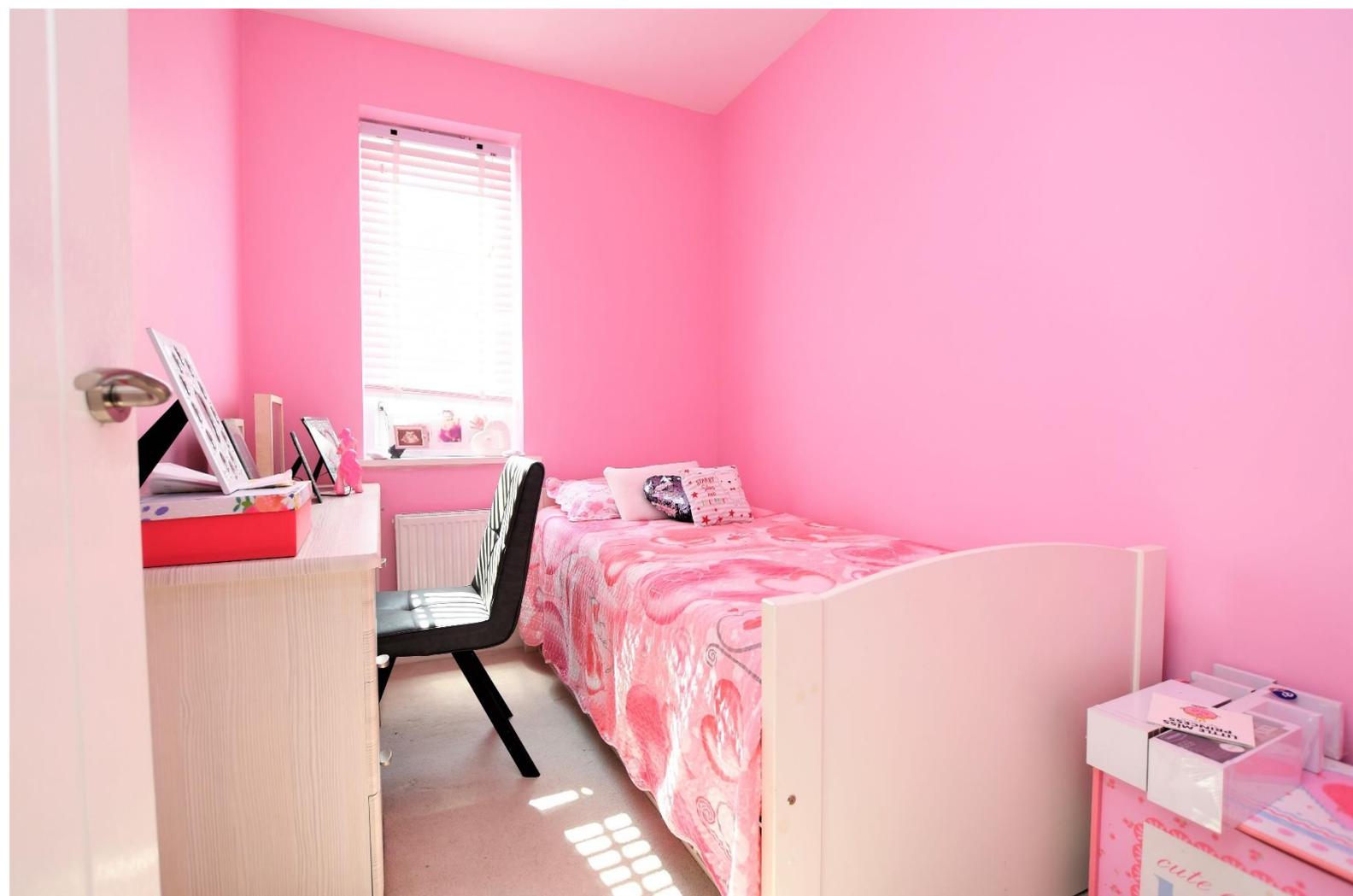
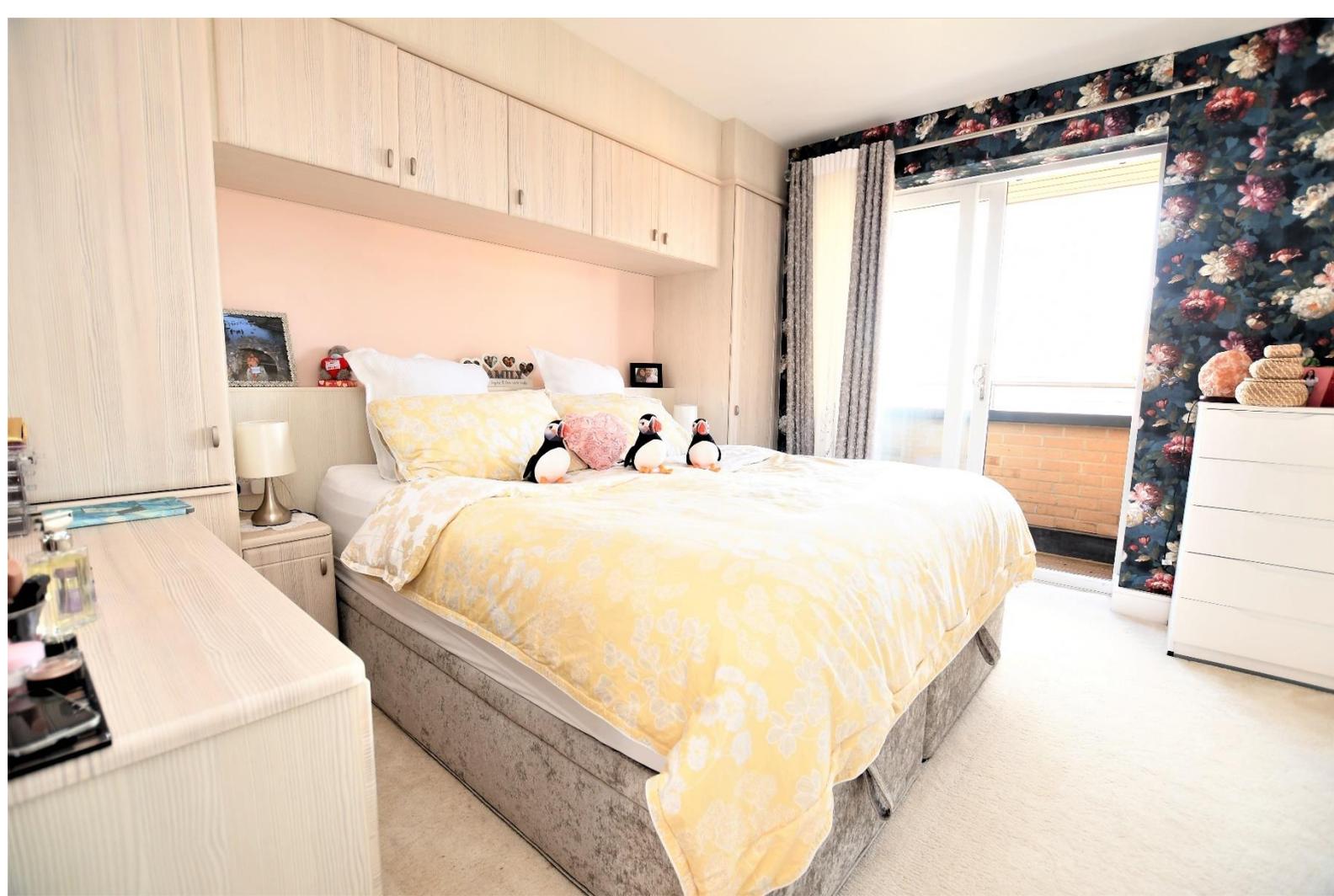
Freehold.

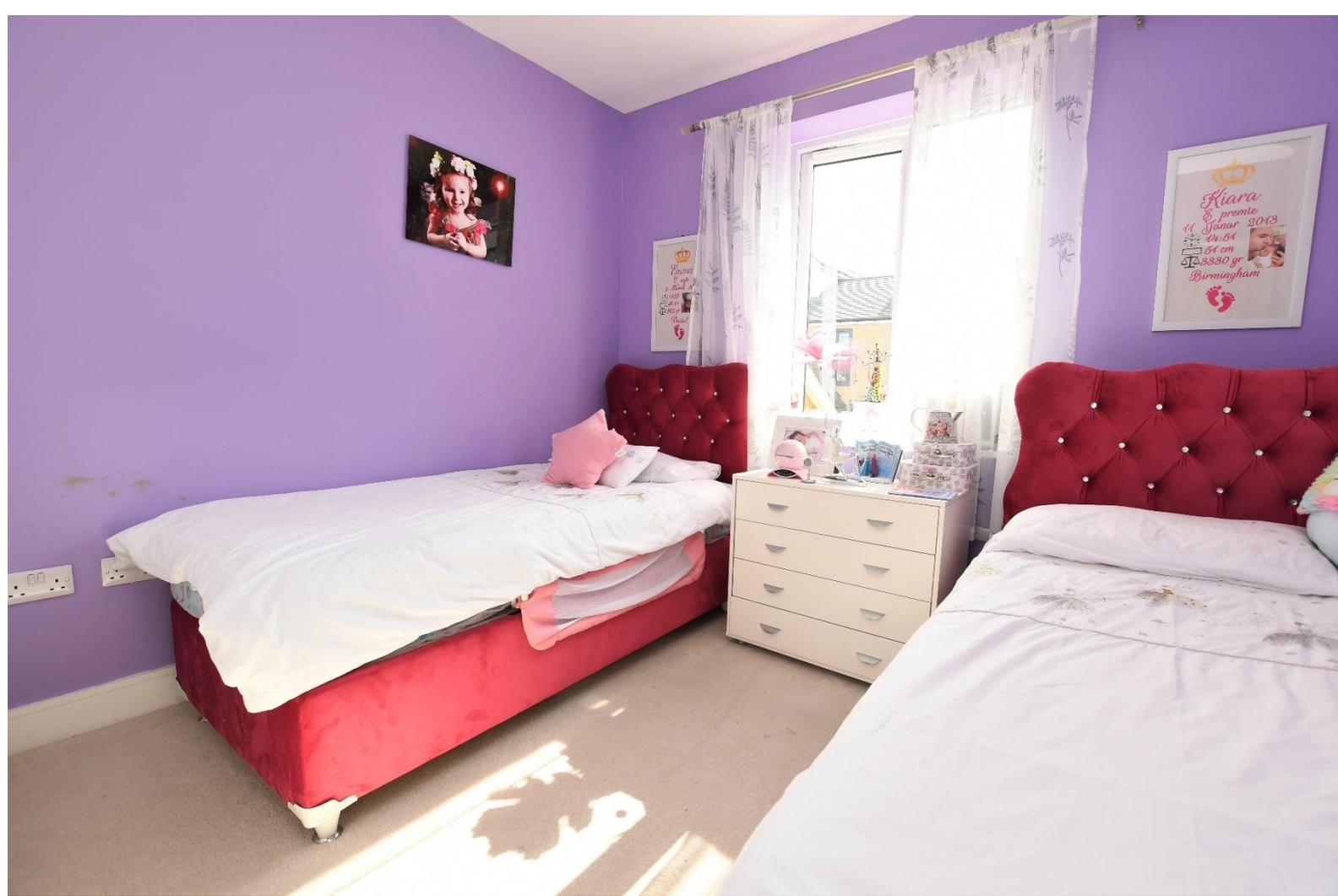
Service Charge

TBA







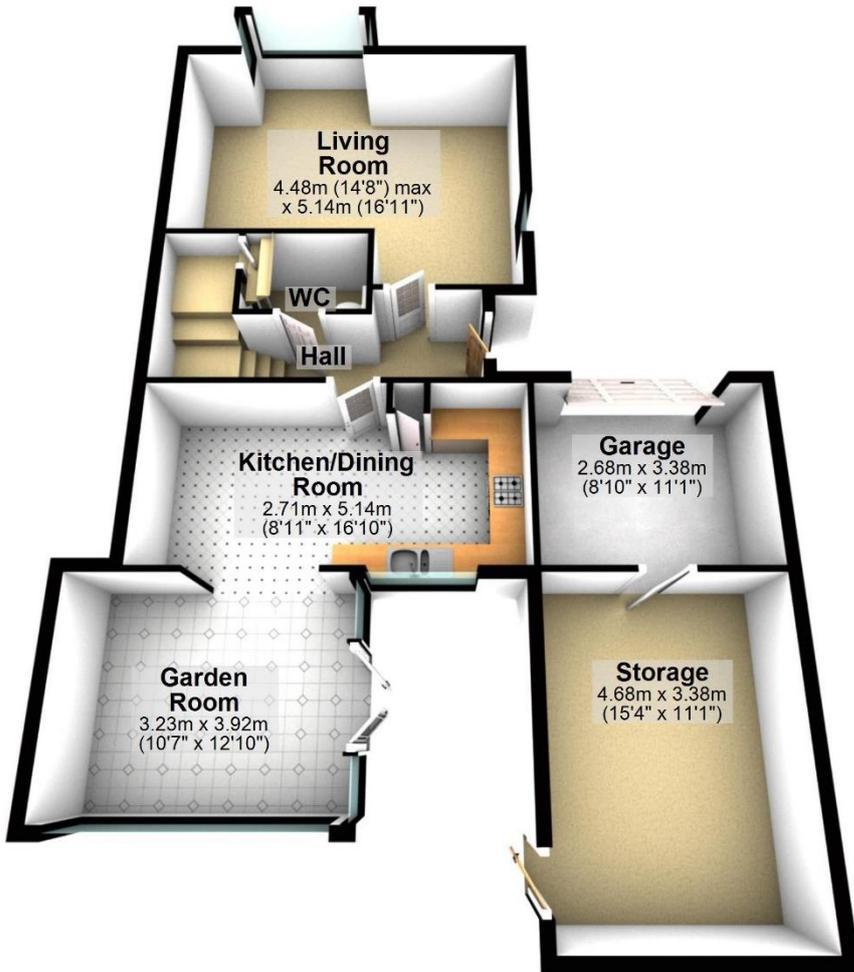




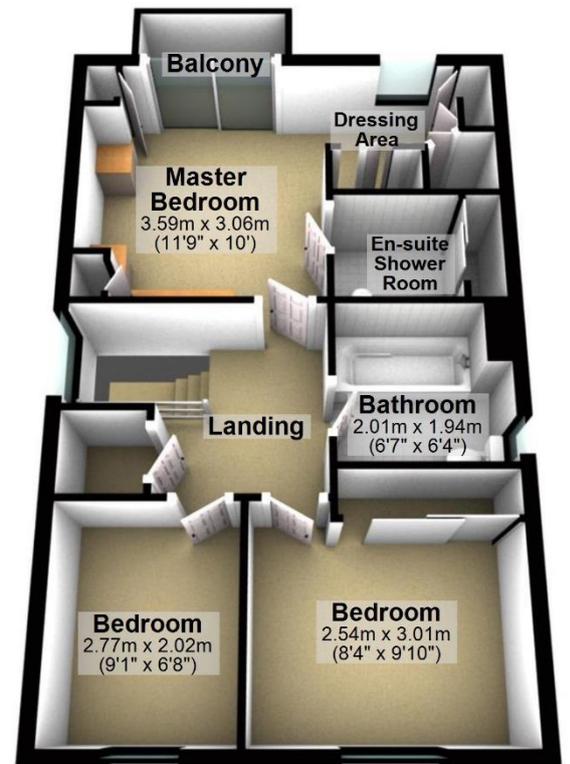
LOCATION

Locking Parklands is ideally situated for the family or commuter, within reach of schools and Junction 21 which provides access to the M5 and from there to most major towns and cities. Worle train station is also close by for those opting for public transport. Locking Parklands already boasts a great community and provides a range of facilities including retail space and a school.

Ground Floor



First Floor



Total area: approx. 130.8 sq. metres (1407.5 sq. feet)

MONEY LAUNDERING REGULATIONS 2007 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.

CONSUMER PROTECTION REGULATION 2013. 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. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.