



3 The Drive, Weston-super-Mare, North Somerset, BS23 2SR



DAVID PLAISTER

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### 3 The Drive, Weston-super-Mare, North Somerset, BS23 2SR

£385,000

Tucked away in a peaceful Cul-de-Sac, this lovely three bedroom, detached family home offers a cosy and convenient living experience. Situated on an elevated plot, it provides a sense of privacy and a residential neighbourhood atmosphere. This freehold property offers a peaceful retreat from the daily hustle and bustle. It's a secure and inviting place for families seeking an adaptable living environment. One of the highlights of this property is the private front driveway, offering ample off-street parking. This is especially handy for households with multiple vehicles or regular visitors. Inside, the home is designed with versatility in mind. It features two generously sized reception rooms, perfect for adapting to your family's needs. Whether you prefer a formal area for gatherings or a comfortable space to unwind, this home has flexible spaces to suit your lifestyle. Additionally, a sunlit conservatory provides a peaceful place to relax and enjoy the outdoors from the comfort of your home. Step into the garden, and you'll find a charming, private oasis that's perfect for various activities. It's a great space for gardening or a lovely place for children to play. The garden benefits from a westerly-facing orientation, providing plenty of sunlight in the afternoons and evenings for outdoor enjoyment. Milton offers many attractive characteristics to prospective residents, and homes in this desirable area are most sought after. Various primary schools and Worle secondary school are close by, and local amenities can be found in the nearby areas of Worle, Milton high street, and Weston-super-Mare's town centre with ample shopping and leisure facilities close to hand. Weston is easily accessible for visitors and commuters; Junctions 21/22 provide easy access to the M5 motorway. Weston train station offers excellent transport links to most major towns and cities, and the bus service provides connection to most areas of the town and outlying districts.

- A fantastic three bedroom, freehold, detached family home
- Well positioned on an elevated plot, in a quiet Cul-de-Sac
- Superb private front driveway providing ample off-street parking
- Flexible living areas with two reception rooms and conservatory
- Wonderful, private and enclosed rear garden, enjoying approximately westerly facing
- A former single garage
- EPC Rating D65, Council Tax Band D







## Accommodation

### Entrance Porch

As you approach the property, there is a UPVC double glazed sliding patio door into porch, with a ceiling light and UPVC double glazed door into hallway.

### Hallway

An inviting entrance area with doors to ground floor rooms, useful understairs storage cupboard, internal timber framed stained glass window feature, radiator, picture rails, ceiling light.

### Cloakroom

Low level W/C, fitted vanity units and wash handbasin over, UPVC double glazed window, radiator, ceiling spotlights.

### Living Room

UPVC double glazed bay style window to front, two radiators, picture rails, ceiling light.

### Sitting / Dining Room

Flexible sitting / dining room with a fireplace and decorative tiled surround, UPVC double glazed sliding patio door into Conservatory, serving hatch to kitchen, radiator, picture rail, ceiling light.

### Conservatory

A light and bright area enjoying lovely views over the rear garden, with tiled flooring, a UPVC double glazed Conservatory with windows, glass roof panels and double patio doors onto rear garden, radiator, wall lighting, ceiling fan and light.

### Kitchen

A well presented kitchen with a range of wall and floor units with worktops and upstands over, four ring electric hob with extraction hood over, eye level oven and microwave, integrated fridge and freezer, stainless sink and drainer positioned under a UPVC double glazed window, UPVC double glazed door to rear, space and plumbing for appliances, radiator, ceiling spotlights.

### Stairs rising from the entrance hallway to the first floor landing

### First Floor Landing

A light and bright landing area with a tilt and turn UPVC double glazed window onto front balcony area, doors to first floor rooms, three useful storage cupboards with one housing gas fired boiler, roof access hatch, picture rail, ceiling lights.

### Bedroom One

Super light and bright double bedroom with a UPVC double glazed bay style window to front with window seat feature, fitted wardrobes, picture rail, radiator, ceiling light.

### Bedroom Two

UPVC double glazed window to rear, radiator, picture rail, ceiling light.

### Bedroom Three

UPVC double glazed window, radiator, picture rail, ceiling light.





**Cloakroom**

Low level W/C, dado rail, radiator, UPVC double glazed window, ceiling light.

**Bathroom**

'P' shaped panelled bath with mains fed shower and shower screen over, wash handbasin over vanity unit, heated towel rail, UPVC double glazed window, extraction fan, ceiling spotlights.

**Outside****Front**

A superb block paved front driveway providing valuable off street parking, gated access to the side area and rear garden. To the side of the property, there is a block paved area with gated access to the rear garden and leading to the former garage.

**Rear**

A wonderful private and enclosed rear garden, mostly laid to lawn and enjoying westerly facing aspects, a slab patio area and pathway, raised timber decking area with various trees and shrubs at the borders, outside water supply, lighting.

**Former Garage**

Up and over garage door, a prefabricated garage with a UPVC double glazed fixed window, power supply and lighting, pedestrian door to the rear.

**Tenure**

Freehold.

**Services**

Mains gas, electricity, water and drainage.











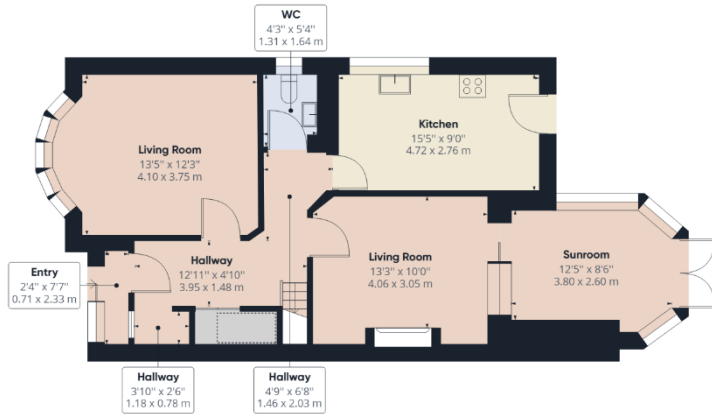




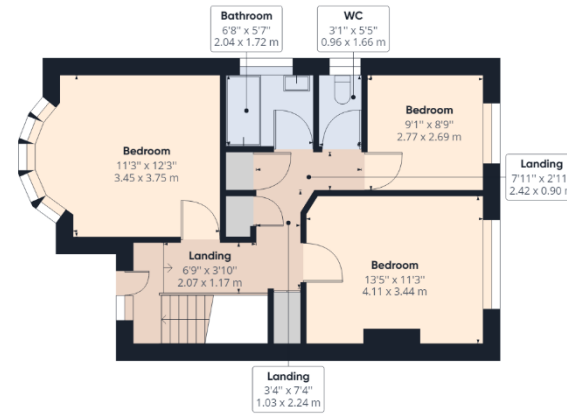
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		







Floor 0 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

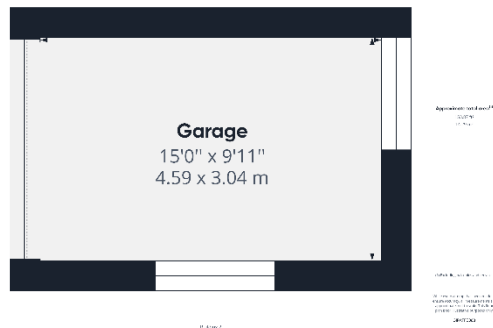
1507.08 ft<sup>2</sup>

140.01 m<sup>2</sup>

**Reduced headroom**

12.41 ft<sup>2</sup>

1.15 m<sup>2</sup>



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.

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