



14 Gnome Road, Haywood Village, Weston-super-Mare, North Somerset, BS24 8FR



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£350,000

This four bedroom freehold property situated on the popular Haywood Village is immaculately presented throughout and ready to simply 'move in and pop the kettle on'! The beautiful home offers a private driveway providing ample off-street parking plus an integral garage and its attractive exterior creates a great first impression. Upon entry, an inviting and welcoming hallway leads into the cosy main living area and from there, an opening then leads to the fantastic kitchen / dining room with patio doors leading out onto the rear garden, a range of well-appointed wall and floor units and a breakfast bar feature – a beautiful 'hub of the home'. In addition, a useful pantry style cupboard, utility room and cloakroom complete the ground floor accommodation. Situated on the first floor are four magnificently presented bedrooms, the master with an en-suite, plus an attractive family bathroom. To rear of the property is a private and enclosed garden, mostly laid to lawn with a patio area and pathway for access. This delightful garden offers a blank canvas to create a great outside space for entertaining or relaxing during the warmer months. The family home is excellently located in the ever-popular Haywood Village development, which boasts a great community with a Primary School established within the Village and future plans to provide further facilities; a convenient location making the development a great place to call home. For the commuter, Junction 21 is within easy reach which provides access to the M5 and from there to most major towns and cities. Worle train station is also close by and a bus service offers transport to most areas of the town and outlying districts. This stunning property is highly recommended by the agent and viewing is a must. EPC Rating B86, Council Tax Band D.

- An immaculately presented, four bedroom, detached, freehold family home in the popular Haywood Village
- Presented to an exacting standard, with flexible open plan kitchen, living, dining areas
- A private driveway providing ample off-street parking plus an integral garage
- Private and enclosed rear garden enjoying approximately Southerly facing aspects
- Useful separate utility / boot room area, master bedroom with en-suite shower room
- Within reach of local amenities, schools and transport links



Accommodation

Entrance

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

Entrance Hallway 4' 9" x 4' 10" (1.45m x 1.48m)

Door to the main living area, stairs rising to first floor landing, radiator, ceiling light.

Living Room 15' 10" x 11' 1" (4.83m x 3.37m)

UPVC double glazed window to front, opening to kitchen / dining area, radiator, ceiling light.

Kitchen / Dining Room 10' 4" x 18' 5" (3.16m x 5.62m)

Prepare to be impressed with this fantastic kitchen / dining room! With tiled flooring throughout, a range of well-presented wall and floor units with quartz worktops over and breakfast bar feature, stainless steel sink positioned under a UPVC double glazed window, four-ring electric hob with oven under and extraction hood over, space for appliances, UPVC double glazed patio doors onto rear garden, useful under stairs pantry style cupboard, door to utility, radiator, spotlight tracks.

Utility Room 7' 2" x 5' 6" (2.19m x 1.67m)

Tiled flooring to match, work tops providing space and plumbing for appliances, cupboard housing gas fired boiler, radiator, composite double glazed door to the side of the property, spotlight track, door to cloakroom.

Cloakroom 2' 10" x 5' 6" (0.86m x 1.67m)

Low level W/C, wash hand basin and pedestal, radiator, UPVC double glazed window, ceiling light.

First Floor Landing 6' 2" x 6' 11" (1.87m x 2.10m)

Doors to principal rooms, roof access hatch, useful storage cupboard, ceiling light.

Bedroom Four 9' 8" x 7' 4" (2.94m x 2.23m)

Currently laid to wood effect vinyl flooring, UPVC double glazed window, radiator, ceiling light.

Bedroom Three 9' 8" x 9' 3" (2.95m x 2.83m)

UPVC double glazed window, radiator, ceiling light.

Bedroom Two 12' 4" x 9' 4" (3.76m x 2.84m)

UPVC double glazed window, radiator, ceiling light.

Bedroom One 13' 7" x 14' 6" (4.13m x 4.42m)

A super master bedroom with UPVC double glazed window to front, radiator, useful storage cupboard, door to en-suite, ceiling light.

En-suite 6' 2" x 7' 2" (1.88m x 2.18m)

Low level W/C, wash hand basin and pedestal, enclosed shower, heated towel rail, extraction fan, spotlight track.

Bathroom 6' 4" x 6' 11" (1.94m x 2.10m)

A well-presented bathroom with low level W/C, wash hand basin and pedestal, panelled bath with shower and glass screen over, part tiled walls, heated towel rail, extraction fan, UPVC double glazed window, spotlight track.

Integral Garage 15' 10" x 8' 10" (4.83m x 2.70m)

Up and over garage door, power supply and lighting.

Outside

Front

On approach to the property there is a tarmac area leading to a private driveway area providing valuable off street parking, with areas laid to gravel and side access to the rear.

Please Note

All of the tarmac areas in line with the property at the front are owned by Number 14. The neighbouring properties have a right of access (shared accessway).

Rear

A private and enclosed rear garden mostly laid to lawn with a slab patio area and pathways for access.

Tenure

Freehold.

Services

Mains gas, electricity, water, drainage.





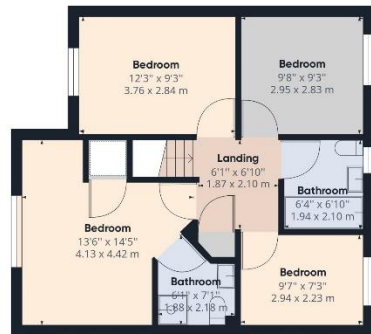








Floor 0



Floor 1

Approximate total area⁽¹⁾

1182.83 ft²
109.89 m²

Reduced headroom

10.75 ft²
1.00 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk