



17 Cheshire Avenue, Locking Parklands, Weston-super-Mare, North Somerset, BS24 7JT



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS



# 17 Cheshire Avenue, Locking Parklands, Weston-super-Mare, North Somerset, BS24 7JT

£385,000

Introducing a truly exceptional residence nestled within the esteemed Locking Parklands development, this impressive link detached property boasts three bedrooms and an array of coveted features that define contemporary luxury living. Positioned on a privileged corner plot, the residence enjoys an abundance of space and privacy, accentuated by two private driveways offering ample off-street parking—As you step onto the property, you're greeted by meticulously landscaped and enclosed gardens. Presented to the market for the first time since its construction, this home exudes pride of ownership and meticulous care. Its immaculate condition is evident throughout, promising a seamless transition for its new owners. A standout feature of the property is its versatile garage, currently utilized as an idyllic workshop, gym, and storage area, offering boundless potential for customization to suit individual preferences and lifestyle needs. Situated within the award-winning Locking Parklands development, residents benefit from a harmonious blend of tranquility and connectivity. Excellent transport links and a plethora of amenities are conveniently close at hand, ensuring effortless access to everyday essentials. The property is equipped with solar PV panels, underscoring a commitment to sustainability and reducing environmental impact—a testament to its forward-thinking design. Additionally, an EV car charging point further enhances its eco-friendly credentials. 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, brilliant schools such as Winterstoke Hundred Academy - Locking Parklands & Parklands Educate Together Primary School. Locking Primary School is a 10 minute walk in near by Locking village. Also on the Parklands estate is the new 168 Parklands Medical Centre.

- An impressive, three bedroom, link detached property
- Occupying a privileged corner plot, with two private driveways, providing ample off street parking
- Terrific private and enclosed gardens
- Sold for the first time since constructed, the property is well presented and cared for
- A super garage, currently used as an idyllic workshop, gym and storage area
- Well positioned within the award winning housing development, Locking parklands, with excellent transport links and amenities nearby.
- EPC rating: B82, Council tax band: D





## Accommodation

### Entrance

On approach to the property there's a block paved driveway leading to the side and solid core wood veneer door and frame entrance door into hallway.

### Hallway

Inviting entrance area with doors to ground floor rooms, seamless tile affect laminate flooring throughout the hallway, kitchen and cloakroom. All internal doors within the property are also solid core wood veneer, radiator and ceiling light.

### Cloakroom

A low-level W/C, fitted wall unit, wash hand basin, radiator, ceiling light, useful under stairs storage cupboard.

### Living Room

A light and bright living area with various UPVC double glazed windows and bay window feature to front, two column radiators, ceiling lights.

### Kitchen / Dining Room

A well presented kitchen area with a range of wall and floor units with worktops and up stands over. An inset one and a half bowl composite sink and drainer positioned under a UPVC double glazed window. An Induction hob, oven under and extraction hood over, integrated fridge / freezer, dishwasher and washing machine, radiator. UPVC double glazed patio doors onto rear garden. Ceiling spotlights and ceiling light.

### Stairs rising to the first floor landing

### First floor landing

With doors to first floor rooms, UPVC double glazed window on the half landing, timber balustrade, roof access hatch, radiator ceiling light and useful airing cupboard, housing hot water tank.

### Bedroom One

A commanding master bedroom with UPVC double glazed window and sliding patio door onto private balcony. Radiator, two fitted wardrobes, ceiling fan and light. Door to ensuite.

### En-suite

Well appointed en-suite shower room with a low-level W/C, wash hand basin, enclosed mains fed shower and part tiled walls, heated towel rail, mirrored wall unit, extractor fan and ceiling spotlights.

### Balcony

A private balcony area laid to timber decking and enclosed by stonewalling with metal hand rail.

### Bedroom Two

UPVC double glazed window, radiator, ceiling light.





### Bedroom Three

Wood affect laminate flooring, UPVC double glazed window, fitted wall units, ceiling light.

### Bathroom

Tiled flooring and part tiled walls, low-level W/C, wash hand basin, panelled bath with glass screen and shower attachment over, heated towel rail, extractor fan, ceiling spotlight, UPVC double glazed window, Mirrored wall unit.

### Outside

#### Front

As you approach the property, there is a block paved driveway providing ample off street tandem parking with an enclosed area laid decorative slate and leading to the side and garage.

To the side of the property the vendors have created a second driveway, laid block paving providing more valuable off street parking space and EV Charging point.

The garden continues to the side with well presented gravel and slate areas with ornamental grasses and trees.

Gated access to the rear garden.

#### Garage

A fantastic garage with an up and over garage door, currently used as a home gym / storage and workshop room laid to wood affect laminate flooring. Various power supply points and lighting.

#### Rear

The fantastic private and enclosed rear garden, finished to an easy maintainable standard. Mostly laid to artificial grass with a super slab patio area and pathway, decorative borders with gravel and timber sleeper features. There is also a raised timber decking and pergola feature with various ornamental trees and grasses, a fantastic BBQ/Wood burner, The added benefit of a timber summer house.

#### Please note

The property also benefits from solar PV panels.

An EV car charging point is installed.

There are management fees payable for the estate.

#### Tenure

Freehold

#### Services

Mains electric, Mains gas, Mains drainage, Mains water.

Private drainage for surface water on estate.

Management fees £320.00 PA.



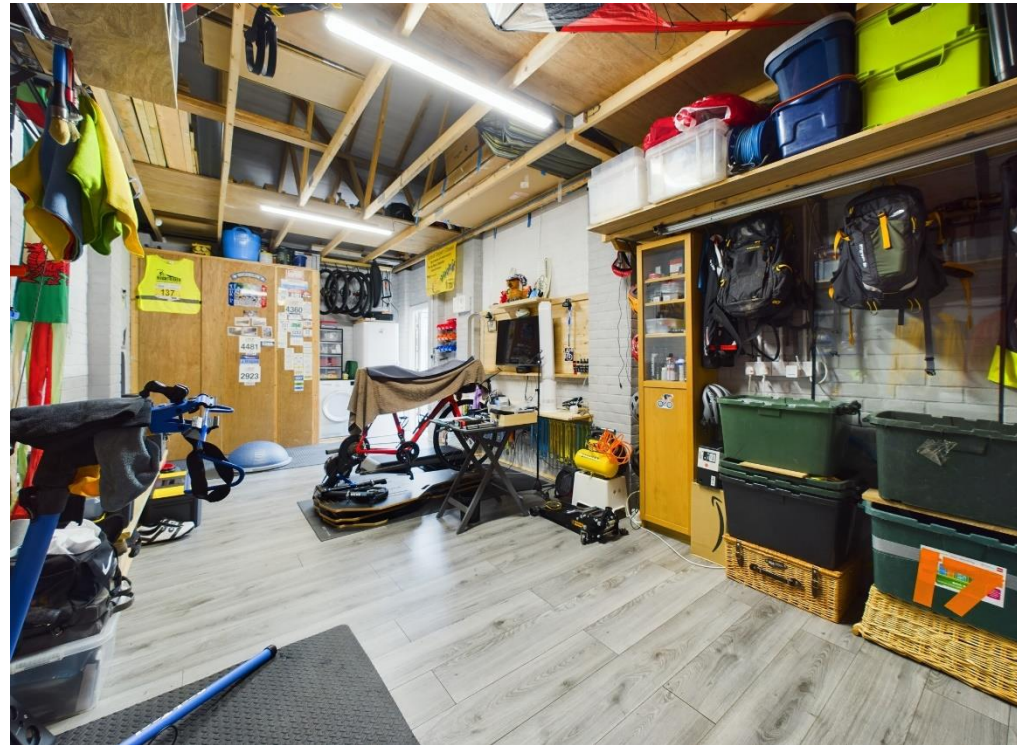
















Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

**DAVID**  
**PLAISTER**  
 PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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

01934 815 053    info@davidplaister.co.uk  
 www.davidplaister.co.uk