



7 Willow Close, Weston-super-Mare, North Somerset, BS23 4SJ



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£475,000

Welcome to this delightful four-bedroom, freehold, detached property located in the peaceful village of Uphill. Tucked away at the end of a quiet Cul-de-Sac, this wonderful home offers the perfect balance of privacy and convenience. Externally, the property boasts both private front and rear gardens with the rear enjoying approximately southerly facing aspects. Imagine enjoying your morning coffee on the well-presented patio or 'Al Fresco' dining with guests in the evening. The highlight of the property is the superb main kitchen, dining, and sitting area, a space where you can entertain, relax, and enjoy quality time with the family. The property also includes a garage and a convenient storage area that is currently used as a utility space. The ever-popular village of Uphill provides access to the beach for the keen walker, and local amenities such as a Primary School, two public houses, church, restaurant and village shop. In winter, wild fowl and other birds attract birdwatchers and in fine weather, walking the hill provides an expansive view towards the nature reserve and coastal views to South Wales. The yacht club is situated on the beach at Uphill and the village also boasts a nearby golf course. Primary education is available at the local Primary School (www.uphillprimary.co.uk) in Church Road, Uphill and secondary education is available in the nearby Broadoak Mathematics and Computing College (www.broadoakcollege.org.uk) with private schools available at Bristol and Sidcot. For the commuter there is access to the M5 at Junction 21, with railway stations at Weston-super-Mare and Weston Milton.

- A wonderful four bedroom, freehold, detached property
- Ideal village location at the end of a quiet Cul-de-Sac
- Private front and rear gardens enjoying approximately southerly facing aspects
- Private front driveway providing valuable off street parking
- Garage and useful storage area currently used as a utility area
- Well presented and refurbished in places, with a superb main kitchen, dining and sitting area
- Situated in the desirable village of Uphill
- EPC rating D55, council tax band E





Accommodation

Entrance

On approach to the property, there is a step up to a timber framed single glazed entrance door into vestibule.

Vestibule

An inviting entrance area with two UPVC double glazed windows (one fixed), a timber framed single glazed door and window into hallway, ceiling light.

Hallway

Doors to ground floor rooms, useful under stairs storage cupboard, radiator, ceiling light.

Cloakroom

Tiled flooring, low-level WC, wash hand basin and pedestal, UPVC double glazed window, radiator, ceiling light.

Bedroom Four

UPVC double glazed window, radiator, ceiling light.

Living Room

Dual aspect UPVC double glazed windows to the front and side, wood burning stove and slate hearth, two radiators, wall and ceiling lights, door to hallway.



Kitchen

A fantastic hub of the home with wood effect laminate flooring, a range of well presented wall and floor units with worktops over, stainless steel sink and drainer, five burner gas hob, eye-level oven and grill, integrated dishwasher, space for American style fridge freezer, timber door to storage area, UPVC double glazed doors to rear garden, built-in storage cupboard, opening to dining / sitting area, radiator, ceiling spotlights, ceiling lights.

Sitting / Dining Room

A light and bright sitting / dining area with flooring to match the kitchen, a super UPVC double glazed fixed window enjoying views over the rear garden, aluminium double glazed bi-folding doors onto rear garden, sliding doors to living area, two radiators, ceiling lights.

Storage Room

Currently used as a utility area with a single glazed timber door to the front of the property, timber framed single glazed door to rear, single glazed windows, sloping polycarbonate roof panels, worktop providing space and plumbing for appliances, step up to door to kitchen.

Garage

A single up and over garage door, UPVC double glazed window to rear, ceiling, light, pedestrian door to storage room.

First Floor Landing

Doors to first floor rooms, useful airing cupboard, radiator, roof access hatch, ceiling light.

Bedroom One

A super double bedroom with UPVC double glazed window, radiator, ceiling light.

Bedroom Two

UPVC double glazed window, fitted storage cupboard with hanging rail, radiator, ceiling light.

Bedroom Three

A light and bright bedroom with dual aspect UPVC double glazed windows, radiator, ceiling light, built-in storage cupboards, one housing wall mounted gas fired boiler.

Bedroom Five

UPVC double glazed window, radiator, ceiling light.

Bathroom

Tile effect vinyl flooring, low-level WC, panelled bath, enclosed electric shower, wash hand basin and pedestal, radiator, UPVC double glazed window, ceiling light.

Outside

Front

On approach to the property there is a tarmac driveway providing valuable off street parking, an area laid to lawn and side access to the rear.

Rear

A private and enclosed rear garden enjoying approximately southerly facing aspects, immediately to the rear there is a recently laid slab patio area and raised timber decking, providing an idyllic entertaining area, a timber pergola feature, areas laid to lawn with various trees, shrubs and hedging, a pedestrian door to the rear storage area.

Tenure

Freehold.

Services

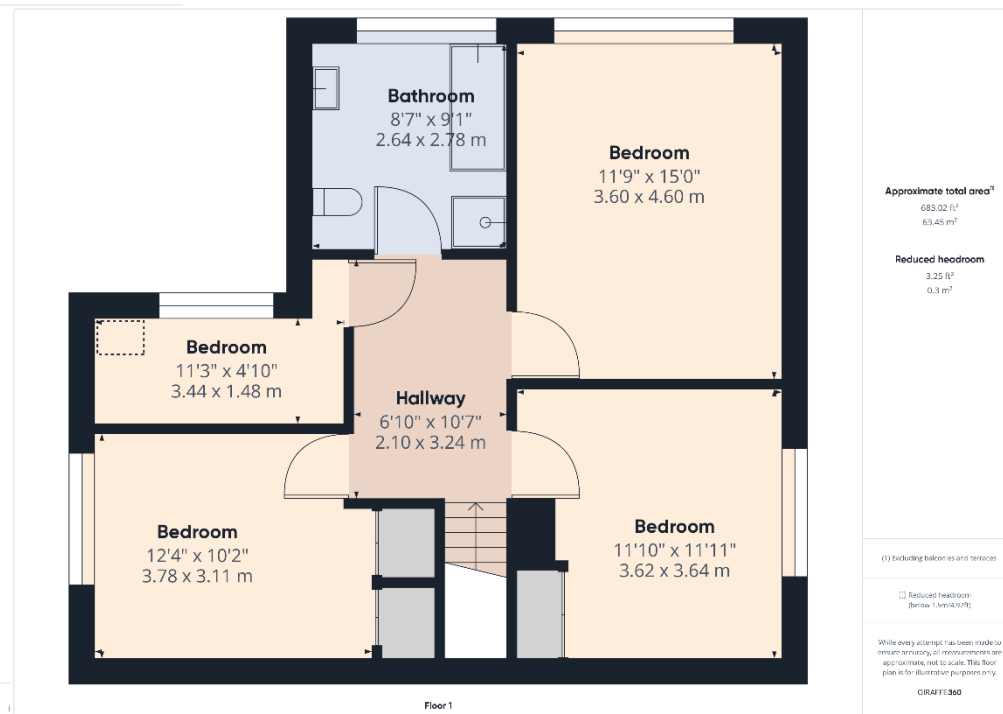
Mains gas, electricity, water and drainage.











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



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