

**14 WALKERS DRIVE
WESTON-SUPER-MARE SOMERSET BS24 7HL
REFERENCE: AWS03743**



£335,000

Built by messers Wimpy homes in 2005 is this four double bedroom detached modern family house. The property boasts two ensuite shower rooms along with a family bathroom and ground floor cloakroom along with a fantastic open plan family room/ kitchen which opens directly onto the private rear gardens. Other benefits include ample off road parking, double detached garage with eves storage space which like the house is fully alarmed. Viewings are strongly recommended.

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ALL SIZES ARE APPROXIMATE THE ACCOMMODATION COMPRISES:-

ENTRANCE canopy entrance porch with outside courtesy light, partly obscure double glazed front door giving access to entrance hall with laminate wood effect floor covering, radiator, wall mounted central heating thermostat, wall mounted alarm control panel and alarm sensor, smooth ceiling with courtesy lighting, doors to all principle ground floor rooms and turning staircase rising to the first floor

GROUND FLOOR CLOAKROOM housing matching white roca two piece suite comprising, low level wc with fitted economy flush, corner fitted pedestal wash hand basin with tiled splash back, tiled floor, radiator, wall mounted extractor fan and wall mounted electric consumer unit with smooth ceiling and courtesy lighting

LIVING ROOM 16' 2" x 11' 9" (4.92m x 3.58m) with front aspect double glazed upvc window, laminate wood effect floor covering, two radiators, wall mounted alarm sensor, television and telephone points, smooth ceiling with courtesy lighting and double doors leading through to:-



DINING ROOM 11' 9" x 8' 9" (3.58m x 2.66m) with rear aspect double glazed upvc windows and double glazed upvc french doors giving direct access to the rear garden with laminate wood effect floor covering, radiator, wall mounted alarm sensor, sooth ceiling with courtesy lighting, door gives access to:-



KITCHEN/FAMILY ROOM 20' 6" x 12' 4" (6.24m x 3.76m) extending to 15'6 into door recess with rear aspect double glazed upvc window and rear aspect double glazed upvc french doors giving direct access to the rear garden. The kitchen is fitted with a matching range of contemporary white wood effect wall and base level units incorporating cupboards and drawers, inset one and a half bowl single drainer sink unit with fitted chrome mixer tap and adjacent roll top work surfaces, part tiled walls, peninsula breakfast bar, built in brush steel electric double oven and four ring gas hob with extractor hood over, space and plumbing for dish washer, space for upright fridge/freezer, tiled floor, radiator, television point, wall mounted alarm sensor, ceiling cluster of spotlights with smooth ceiling, built in under stairs storage cupboard, return door to hallway and door to:-



UTILITY ROOM 6' 7" x 5' 3" (2.01m x 1.60m) with side aspect obscure double glazed door giving access to the gardens and fitted with contemporary light wood effect base level unit with space and plumbing for automatic washing machine and tumble dryer to side, inset single drainer stainless steel sink unit with adjacent roll top work surface, part tiled walls, tiled floor, wall mounted extractor fan, smooth ceiling with courtesy lighting, radiator and built in cloaks cupboard

STUDY 9' 2" x 6' 9" (2.79m x 2.06m) with front aspect double glazed upvc window, laminate wood effect floor covering, radiator, telephone point, television point and smooth ceiling with courtesy lighting

FIRST FLOOR LANDING radiator, built in airing cupboard housing gas fired boiler for domestic hot water and central heating, smooth ceiling with courtesy lighting and ceiling mounted smoke detector and direct access to fully insulated roof space with courtesy lighting, doors to all first floor rooms

MASTER BEDROOM 13' 9" x 11' 9" (4.19m x 3.58m) with front aspect double glazed upvc window, radiator, twin double built in wardrobe cupboards with shelves and hanging rails, television point, telephone point, smooth ceiling with courtesy lighting and door to ensuite/shower room:-



ENSUITE 7' 4" x 6' 5" (2.23m x 1.95m) with front aspect double glazed upvc window and housing matching white roca three piece suite comprising, fully tiled corner fitted shower cubicle with glazed shower screen, pedestal wash hand basin with tiled splash back, low level wc with fitted economy flush, radiator, lino floor covering, wall mounted extractor fan, smooth ceiling with courtesy lighting

BEDROOM 2 13' 4" x 9' 1" (4.06m x 2.77m) with front aspect double glazed upvc window, radiator, twin double built in wardrobe cupboards with fitted shelves and hanging rails, with dressing table to side and fitted shelving units above, smooth ceiling with courtesy lighting and door to ensuite/shower room



ENSUITE/SHOWER ROOM housing matching white three piece roca suite comprising, fully tiled shower cubicle with glazed shower screen, pedestal wash hand basin with tiled splash back, low level wc with fitted economy flush, radiator, lino floor covering, wall mounted extractor fan, smooth ceiling with courtesy lighting

BEDROOM 3 12' 2" x 9' 7" (3.71m x 2.92m) with rear aspect double glazed upvc window, radiator, two and a half double built in wardrobe cupboard with shelves and hanging rails, fitted dressing table with shelving above, smooth ceiling with courtesy lighting

BEDROOM 4 11' 9" x 8' 9" (3.58m x 2.66m) with rear aspect double glazed upvc window, radiator and having range of built in storage shelving, smooth ceiling with courtesy lighting



FAMILY BATHROOM 9' 5" x 8' 1" (2.87m x 2.46m) with rear aspect obscure double glazed upvc window and housing white roca four piece suite comprising, paneled enclosed bath, corner fitted fully tiled shower cubicle with glazed shower screen, pedestal wash hand basin with tiled splash back, low level wc with fitted economy flush, radiator, wall mounted extractor fan, smooth ceiling with courtesy lighting



OUTSIDE to the front of the property the garden is enclosed by wrought iron fencing and shingled for ease of maintenance with paved pathway to front door, to the side of the house there is a double tarmac driveway providing off road parking for four cars and leading up to double detached garage with twin up and over doors, power and light and eves for storage space with side gate giving access to the rear garden with full width paved patio area spanning the rear and running up the side to further patio area, leading onto level lawn with numerous flower and shrub borders, offering in the agents opinion a high degree of privacy



VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties
Tel. No: 01934 414128 Fax No: 01934 414175
E-mail: infoweston@westcoastproperties.uk.com
websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

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