



23 BEECH ROAD, SHIPHAM  
NORTH SOMERSET, BS25 1SA



# PROPERTY DESCRIPTION

## Description

An outstanding, much improved and extended four bedroom family home set in one of the most sought after locations in the area, backing on to neighbouring countryside and offering views as far as Wales. The property has been updated throughout to a very high standard, notably benefiting from two en-suites, a superb fitted kitchen and bi-fold doors that lead on to the raised terrace and into a well managed rear garden. The property also boasts a garage with electric roller door and driveway parking to the front for several vehicles. Call now to view!

## Services

Electricity, gas, water.

## Local Authority

North Somerset Council Tax Band E.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION  
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01179 064050**

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## Entrance Hall

UPVC double glazed door and window to front, engineered oak flooring, gas central heating control panel, radiator, oak staircase to first floor landing. Doors to:

## Lounge / Dining Room 24' 2" x 13' 10" (7.37m x 4.22m)

A superb room, with ample space to dine and relax whilst enjoying the fabulous views from the bi-fold doors to the rear that lead on to the rear terrace and garden. There is a double glazed window to front aspect, TV and HDMI cable points, engineered oak flooring, two radiators. Double width open access to kitchen.

## Kitchen / Breakfast Room 17' 4" x 12' 10" (5.28m x 3.91m)

The superb finish continues into this well planned Kitchen / Breakfast room that has an abundance of storage and built-in appliances, complimented by a picture window taking full advantage of the view. Fitted with a 'Howdens' range of base and wall level units with work surfaces and tiled splashbacks, soft close drawers, 1½ style sink and drainer with swan neck mixer tap, central island with inset electric hob and oven, storage units, breakfast bar, extractor filter hood over, integral fridge, freezer, microwave/combi grill, dishwasher, cupboard housing electric fuse box and meter point, engineered oak flooring, TV point. UPVC double glazed door to rear garden. Door to entrance hall.

## Bedroom Three 13' 9" x 9' 9" (4.19m x 2.97m)

UPVC double glazed window to rear elevation with lovely views over the garden and the neighbouring countryside, TV point, radiator.

## Bedroom Four 12' 10" x 11' 11" (3.91m x 3.63m)

UPVC double glazed window to front elevation, cupboard housing 'Worcester' wall mounted gas combination boiler, TV point, radiator.

## Downstairs Family Bathroom 9' 9" x 7' 7" (2.97m x 2.31m)

A very comfortable, contemporary suite that comprises UPVC double glazed window to side elevation, bath with mixer tap, low level WC, pedestal wash hand basin, double size shower cubicle with stainless steel shower fitting, engineered oak flooring, floor to ceiling tiling, stainless steel ladder style radiator, extractor fan.

## First Floor Landing

Doors to:

## Bedroom One 13' 11" x 12' 10" (4.24m x 3.91m)

UPVC double glazed window to rear elevation offering exceptional panoramic views as far as Wales, door giving access to large eaves storage area, TV point, radiator. Door to:

## En-suite

UPVC double glazed window to rear, WC, pedestal wash hand basin with mixer tap, double size corner shower cubicle with 'Mira Sport' shower, floor to ceiling tiling, extractor fan, stainless steel ladder style radiator, wall mounted mirror with automatic light.

## Bedroom Two 14' 1" x 13' 0" (4.29m x 3.96m)

UPVC double glazed window to rear aspect providing stunning views, TV point, radiator. Door to:

## En-suite

UPVC double glazed window to rear, WC, pedestal wash hand basin, double size shower cubicle housing 'Mira Sport' shower, floor to ceiling tiling, extractor fan, stainless steel ladder style radiator.

## Garage & Driveway

The single attached garage measures 5.31m x 2.64m, and has a window and door to rear, power and light, and an electric door to front operated by remote control. The driveway is block paved and provides parking for several vehicles.

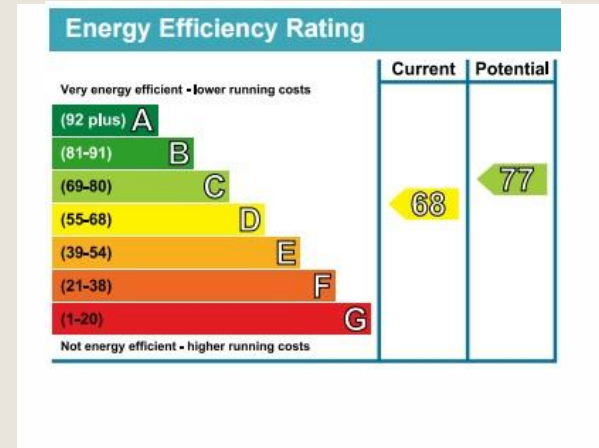
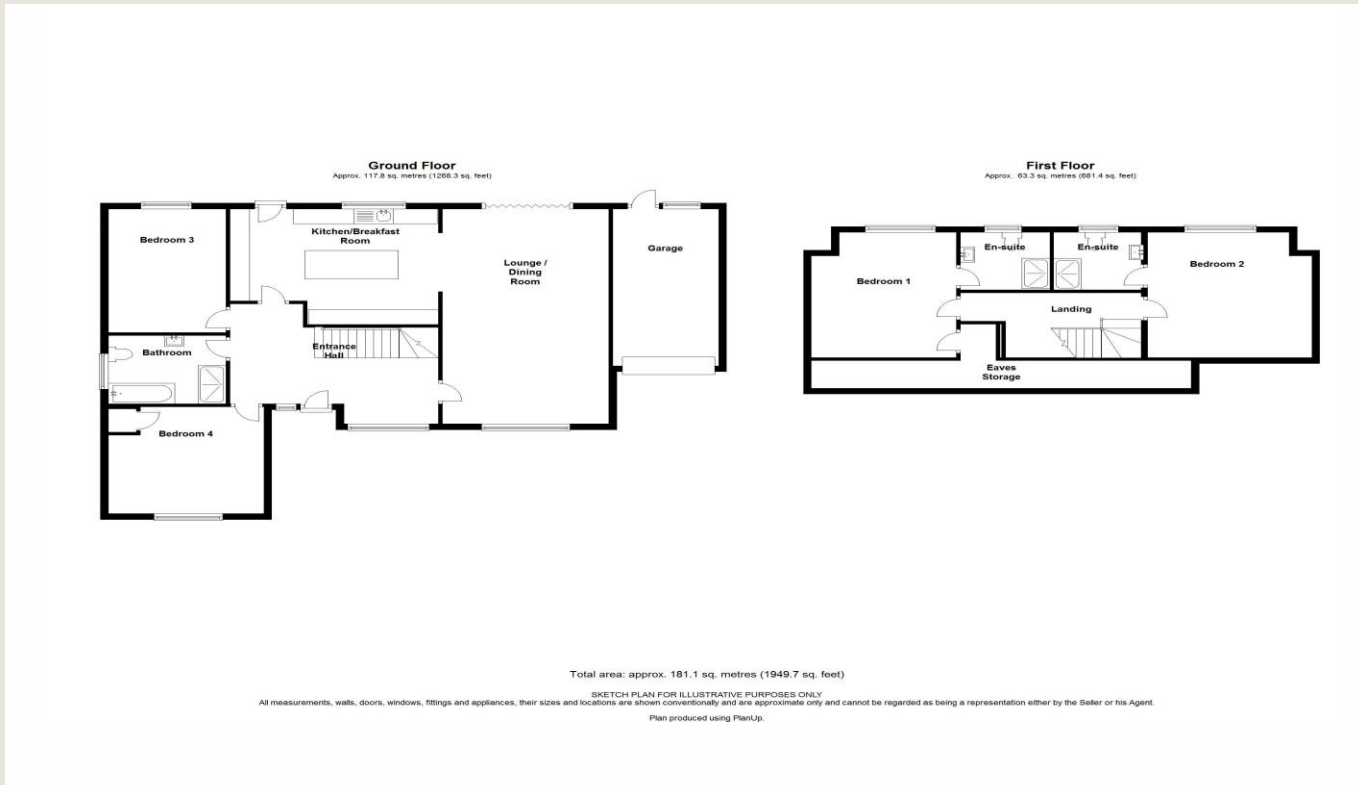
## Front Garden

An uncomplicated front garden that is currently well managed and laid to lawn, with access to the rear down the left hand elevation.

## Rear Garden

An excellent size, backing onto neighbouring countryside and offering fantastic views from all points of the garden. There is a raised stone paved patio area large enough for a substantial family occasion that meets the lawn space and pretty borders. The post and rail fence at the rear also allows you to take full advantage of the lovely views.

# FLOOR PLAN



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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

- 1 Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2 Floor plans - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being a representation either by the Seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

