



**74 Kewstoke Road, Kewstoke, Weston-Super-Mare, BS22 9YF**

**£475,000**

- Spacious Detached House in Kewstoke
- Lounge and Sitting Room/Office
- Three Bathrooms
- Double Garage and Parking for Two Cars
- Five Bedrooms
- Kitchen/Breakfast Room
- Fantastic Far Reaching Views
- Kewstoke Village

# 74 Kewstoke Road, Weston-Super-Mare BS22 9YF

Rachel J Homes is thrilled to market this fantastic Detached House ideally situated in Kewstoke Village, close to the Primary School and easy access to Secondary Schools, Amenities, Shops and Transport Links. If you are looking for a great sized family home then make sure this is on your list to view. The versatile accommodation makes it attractive to anyone looking for space and also some spectacular views. The accommodation, arranged over two floors and briefly comprises of Entrance Porch, Hallway, Bedroom Two, Three and Four plus a Shower Room on the Ground Floor and the First Floor consists of Lounge, Kitchen/Breakfast Room, Second Sitting Room/Office, Master Bedroom with Ensuite and Bedroom Five, Family Bathroom. There is a large veranda at the front of the property where you can enjoy the far reaching views and a rear garden which is terraced and mainly laid to lawn, another area to enjoy the beautiful views. A Double Garage and Parking for Two Cars is situated at the front of the property. Added benefits include double glazing and gas central heating. An internal viewing is highly recommended to fully appreciate what is on offer from this super home. Accompanied viewings - CALL NOW to book yours!



EPC  
D

Freehold

Council Tax Band: F



### **Entrance Porch**

Wooden entrance door, coved ceiling, obscure glazed door into:

### **Entrance Hallway**

Coved ceiling, radiator, under stairs storage cupboard, stairs to 1st floor, thermostat heating control, laminate flooring, doors off to all rooms.

### **Bedroom 2**

**5.23 x 4.47 (17'1" x 14'7")**

Dual aspect Upvc Double glazed windows to Front and Side with panoramic views, vertical radiator, built in storage cupboard, laminate flooring.

### **Bedroom 3**

**4.57 x 2.87 (14'11" x 9'4")**

Upvc Double glazed window to Front with views, radiator, TV point, solid wooden flooring.

### **Bedroom 4**

**3.99 x 2.74 (13'1" x 8'11")**

Upvc Double glazed window to Front with views, radiator, TV point.

### **Downstairs Shower Room**

**2.87 x 1.24 (9'4" x 4'0")**

Walk in shower cubicle with hot water rain forest mixer shower, low level W/C, hand wash basin set into vanity unit, wall mounted mirror with led light, fully tiled walls, tiled flooring with under floor heating.

### **Stairs to First Floor Landing**

**6.96 max x 3.96 max (22'10" max x 12'11" max)**

Currently used as a snug, Upvc Double glazed window to Front with panoramic views towards Sand Bay and Clevedon, coved ceiling, vertical radiator, loft hatch, tiled flooring, doors off to all rooms.

### **Lounge**

**5.23 x 4.57 (17'1" x 14'11")**

Two Upvc Double glazed windows to Front with panoramic views towards Sand Bay and Clevedon, coved ceiling, feature fireplace with gas fire, television point, hard wired surround sound speakers.

### **Kitchen / Breakfast Room**

**5.18 x 4.42 (16'11" x 14'6")**

Upvc Double glazed window to Front with panoramic views towards Sand Bay and Clevedon, Upvc Double glazed door to side with access to Rear garden via decked area, range of wall and base units with work

surface over and tiled splash back, vertical radiator, consumer unit, range master gas oven, space for washing machine, dishwasher and fridge freezer, cupboard housing Vaillant boiler, tiled flooring.

### **Master Bedroom**

**4.44 x 4.34 (14'6" x 14'2")**

Upvc Double glazed window to Rear, radiator, coved ceiling, solid oak wooden flooring, T.V point, door into:

### **En-Suite**

**2.59 x 1.22 (8'5" x 4'0")**

Upvc Double glazed obscure window to Rear, walk in shower with hot water rain forest shower, block glass privacy divide, low level W/C, pedestal hand wash basin, heated towel rail, extractor fan, wall mounted mirrored cabinet, part tiled walls, tiled flooring.

### **Bedroom 5**

**3.68 x 3.20 (12'0" x 10'5")**

Upvc Double glazed window to Rear, radiator, TV point, laminate flooring.

### **Family Bathroom**

**2.74 x 2.59 (8'11" x 8'5")**

Upvc Double glazed obscure window to Rear, freestanding bath with shower attachment over, low level W/C, bidet, pedestal hand wash basin, wall mounted mirror with LED light, extractor fan, fully tiled walls, heated towel rail, solid oak wooden flooring.

### **Rear Garden**

Elevated multi tier garden with panoramic views toward Sand Bay and Clevedon, predominantly laid to lawn and enclosed by hedge and fencing, areas of the garden include a herb garden, mature shrubs, plants and trees, flat grass terrace area with views, top area of the garden is woodland and meets the boundary of Worlebury Golf Course.

### **Sun Terrace**

Located to the Front of the property is a decked sun terrace that runs the full width of the plot with amazing panoramic views over the surrounding countryside and Welsh Coast.

### **Double Garage & Parking**

**5.18 x 4.57 (16'11" x 14'11")**

Detached double garage with light and power, driveway with ample off road parking.







## Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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