



Boat Lane | Weston | ST18 0HU

Offers In The Region Of £675,000

 **Webbs**
estate agents

Summary

*** MOTIVATED SELLER HAVE FOUND THEIR DREAM HOME *** INDIVIDUAL DETACHED FAMILY HOME *** BEAUTIFULLY AND TASTEFULLY DECORATED THROUGHOUT *** FOUR BEDROOMS ** FULLY EQUIPPED BAR AREA ***

Webbs Estate Agents are delighted to present this immaculate four-bedroom detached property in the highly sought-after location of Weston. Having been tastefully refurbished to the highest standard, this exceptional home offers a blend of modern living and countryside charm, with local amenities just a stone's throw away.

The property features a spacious open-plan kitchen/diner/family room, a fully equipped bar area, and air conditioning throughout. In brief, the accommodation comprises: an entrance hallway, two bedrooms, a shower room, and the stunning kitchen/diner/family room on the ground floor. Upstairs, the master bedroom benefits from built-in wardrobes and an en-suite, alongside a second bedroom and a family bathroom.

Key Features

- BESPOKE FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- OPEN PLAN KITCHEN/ FAMILY ROOM
- AIR CONDITIONING THROUGHOUT
- EXTENSIVE PARKING WITH ELECTRIC GATES
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- SEPARATE DINING ROOM
- FULLY EQUIPPED BAR
- VIEWING ESSENTIAL

Rooms and Dimensions

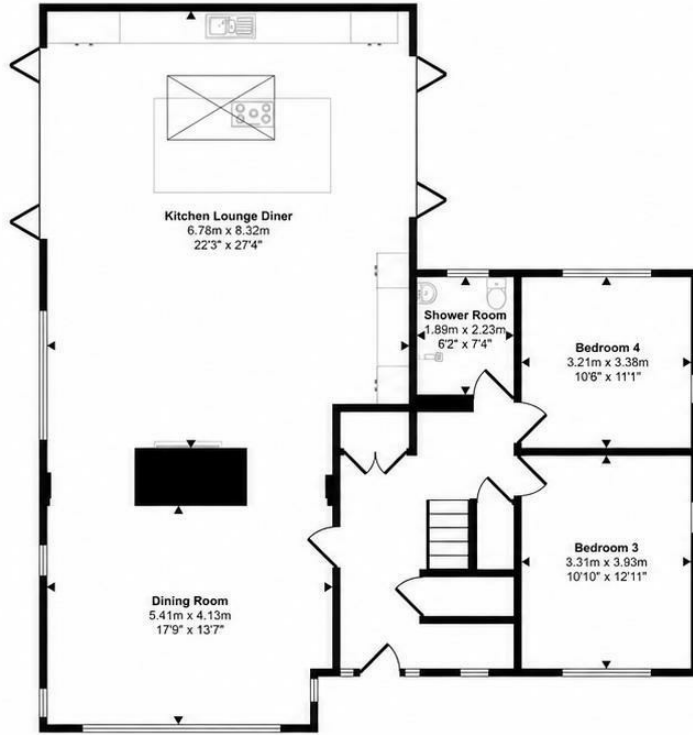
PROPERTY DESCRIPTION

Identification Checks (R)



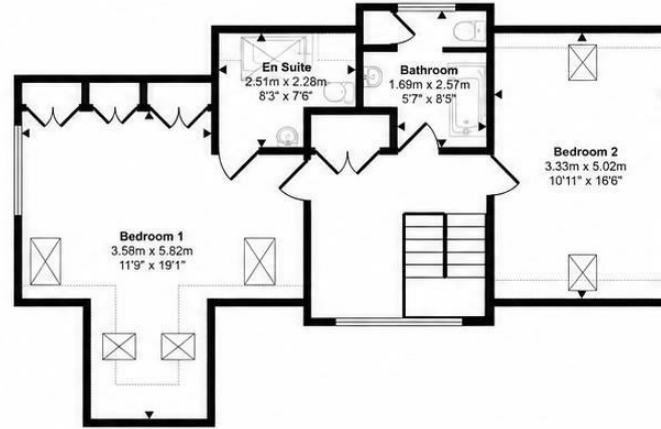


Approx Gross Internal Area
219 sq m / 2355 sq ft

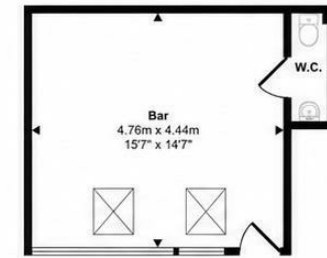


Ground Floor
Approx 131 sq m / 1406 sq ft

Denotes head height below 1.5m



First Floor
Approx 65 sq m / 703 sq ft



Outbuilding
Approx 23 sq m / 246 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
79	B	62	D
75-78	C	55-61	E
69-74	D	48-54	F
63-68	E	41-47	G
55-62	F	35-40	
48-54	G	21-34	
1-47		1-20	

England & Wales EU Directive 2002/91/EC