



**14 Blue Water Drive  
Elborough, Weston Super Mare, BS24 8PF**

**Robin King** | Estate Agents



## 14 BLUE WATER DRIVE, ELBOROUGH, WESTON-SUPER-MARE, BS24 8PF

A beautifully appointed detached 4 bedroom executive family home with pretty enclosed gardens to front and rear, off street parking and a double garage in a semi-rural location at Elborough village, convenient for access to Weston-super-Mare and the M5

- **Approx 1,492 sq ft family accommodation**
- **Within catchment for “Outstanding” Churchill Academy and Sixth Form**
- **Mainline railway services within 3.7 miles for direct mainline services to Bristol, London and beyond (Paddington from 121 minutes)**
- **St George’s Jct 21 M5 motorway within 3.8 miles**
- **Bristol approx. 19.5 miles**
- **No onward chain**

14 Blue Water Drive has been a much loved family home for over 20 years, and has been beautifully maintained and enhanced by the current owners to create flexible and spacious accommodation.

Upon entry there is an immediate sense of space, with the wooden floor running across the entire ground floor giving a sense of flow. The spacious entrance lobby has a useful cloakroom off, and leads on to a central hallway with stairs. There is a snug/home office to the left with views over the pretty front garden, and to the right the dual aspect sitting room is filled with light, with window views over the front garden and French doors opening onto the rear garden decked area. A central fireplace with a gas “coal” effect fire adds focus and character.

The well appointed kitchen is fitted with an excellent range of pale cream wall and base units, including some useful deep pan drawers and a central wooden breakfast bar. There is a 1½ sink, a NEFF double oven and a gas hob with overhead extractor and space for a dishwasher. The utility room off the kitchen includes a sink and space for a washing machine and a tumble dryer, and along with an understairs storage cupboard there is a useful pantry cupboard.

The spacious garden/dining room beyond the kitchen is a highlight of the property, with a double height ceiling with 3 Velux windows giving a real sense of light and space. There is room for a large dining table plus a generous seating area from which to enjoy the surroundings, and bi-fold doors open onto the decked dining terrace area beyond, ideal for entertaining.

The upstairs bedroom accommodation is elegant and spacious, with fitted wardrobes to 3 of the 4 bedrooms, and the principal bedroom includes a contemporary en-suite shower room with large shower enclosure. There is a hallway airing cupboard and a







stylish family bathroom with a heated towel radiator and a spacious “P” shaped bath with shower over.

**Outside** – the property sits fairly centrally in its plot, with a pretty front garden wrapping around to one side. Bordered by bushes and shrubs, and a low wall to the front, the front garden is laid mainly to lawn and includes a good range of established shrubs, bushes and trees, all of which provide colour and character. A gate to the end opens onto the off street parking in front of the double garage, and a side gate leads round to the rear garden and the back door of the double garage. The rear garden is beautifully maintained, and laid mainly to lawn. In addition to the large decked dining area immediately accessible from both the sitting room and the garden/dining room, there is a spacious terraced seating/dining area to one corner beside raised beds. Enclosed by fences, with established shrubs, small trees and climbers, there is a sense of privacy and space in the garden.

**Location** – the property is ideally positioned for access to the M5 motorway and the comprehensive range of amenities, shops and business opportunities at Weston super Mare. Within the catchment area for the “Outstanding” Churchill Academy and Sixth Form, it is within 3.7 miles of mainline railway services to Bristol and beyond.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**DIRECTIONS** – From the A371 Knightcott Road take the Banwell Road and continue past the 1<sup>st</sup> left to Hillend, taking the 2<sup>nd</sup> left onto Cedern Avenue, which bends round to the right. Take the first left turning onto Blue Water Drive and continue past the 2 left turnings to odd numbers 3-17 and 19-37 and number 14 is on the left hand side towards the end of the road, at the start of a section of private road

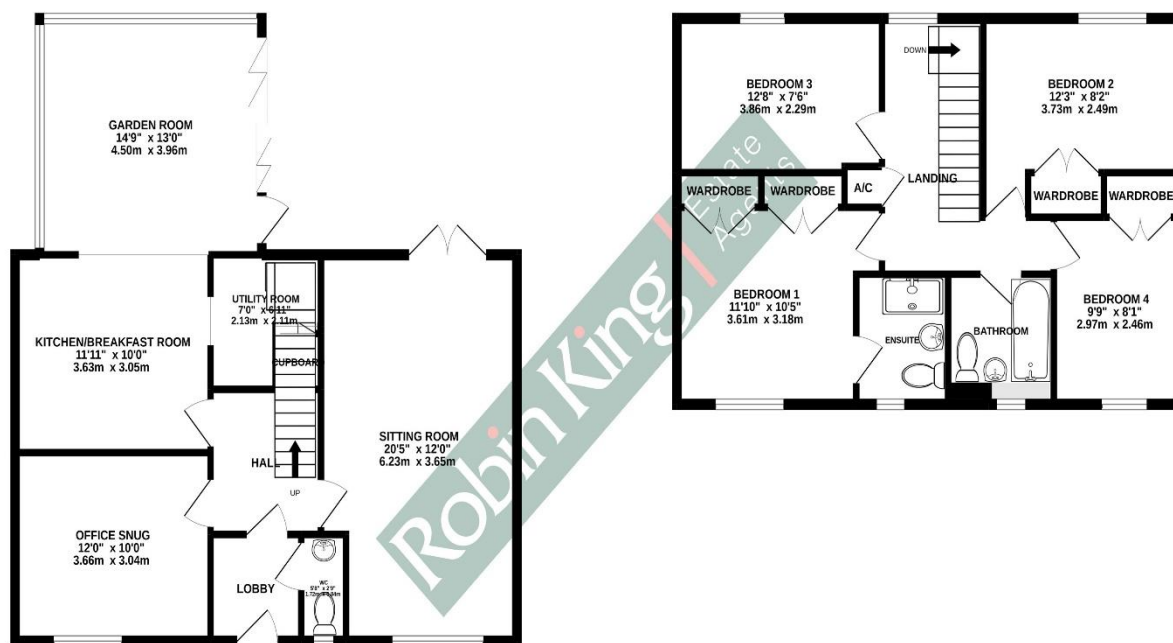
**SERVICES** – All mains services are connected

**EPC RATING** - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band E £2408.78 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1492sq.ft. (138.6 sq.m.) approx.

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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