



**77 Cranwell Road**  
**Locking, Weston-super-Mare, BS24 7LX**

**Robin King** | Estate  
Agents

## 77 CRANWELL ROAD, LOCKING, WESTON-SUPER-MARE, BS24 7LX

A beautifully presented, very impressive and substantial 5 double bedroom, 4 bathroom detached family home arranged over 3 storeys with generous driveway parking, tandem double garage and a good sized enclosed rear garden situated at the end of an established residential road convenient for access to local amenities and beyond

**APPROX 2,445 SQ FT WELL BALANCED, STYLISH ACCOMMODATION INCLUDING GENEROUS LIVING SPACE, 5 BEDROOMS (2 EN-SUITE) AND 2 ADDITIONAL BATHROOMS • DRIVEWAY PARKING FOR 2 CARS PLUS TANDEM DOUBLE GARAGE • GOOD SIZE ENCLOSED REAR GARDEN • IN CATCHMENT AREA FOR LOCKING PRIMARY SCHOOL, PARKLANDS EDUCATE TOGETHER PRIMARY SCHOOL (WITH PRE-SCHOOL) AND WINTERSTOKE HUNDRED ACADEMY • GOOD TRANSPORT CONNECTIONS – M5 JCT 21 WITHIN 4.5 MILES / WORLE & WESTON-SUPER-MARE STATIONS BOTH WITHIN 4.2 MILES FOR MAINLINE SERVICES / BRISTOL AIRPORT 12.3 MILES / CENTRAL BRISTOL 24 MILES • FULLY OWNED SOLAR PANELS • 4 YEARS NHBC REMAINING**

77 Cranwell Road was constructed in 2017 with great care and attention to detail, by the highly regarded developer St Modwen Homes, creating a substantial family home of excellent quality in a popular location convenient for local amenities. With ample driveway parking, a tandem double garage and a good sized enclosed rear garden the property provides flexible accommodation over 3 storeys, to suit a variety of needs.

Upon entry one is immediately struck by the high quality presentation and generous proportions of the house, with a very spacious, light and airy entrance hallway. Double doors to the left open into the large dual aspect sitting room that incorporates a contemporary, long slim “pebble” electric fire and French doors opening onto the large terrace and rear garden beyond. To the end of the hallway is a useful understairs cupboard and a stylish cloakroom/utility room with neat shelves and cupboards concealing a washing machine and tumble dryer.

The impressive and very spacious kitchen/breakfast/family room is a highlight of the property, with a good sized sitting area overlooking





the front and dining area to the middle, each with very large windows, maximising the sense of light and space. The kitchen area overlooks the rear garden, with a large oak-topped island unit providing good storage plus a breakfast bar area comfortably seating 4 people, whether as somewhere to eat, or to relax and keep the chef company. The kitchen is fitted with a very extensive range of wall and base units, with a ceramic 1½ butler's sink and integrated dishwasher, space for a large range-style cooker with gas hob and space for a large American-style fridge/freezer. A kitchen door opens onto the dining terrace beyond, which is also accessible from the sitting room, ideal for entertaining and alfresco dining.

On the first floor there is a useful airing cupboard, a smart family bathroom with a screened shower over the bath and 3 double bedrooms: all are double aspect and 2 have fitted wardrobes and large en-suite shower rooms. A generous landing area overlooking the front through an almost full-height window provides a lovely area to sit and relax and enjoy the views.

The second floor feels light and spacious, with the balconied landing overlooking the first floor landing area below. There are 2 further good sized double bedrooms, and a spacious bathroom with a large separate shower enclosure.

**Outside** – the house sits to the end of a no-through road, with the front and turfed right hand side garden bordered by neat cast iron railings and a beech hedge providing year-round colour, interest and privacy. The block paved driveway accommodates 2 vehicles in addition to the tandem garage, and a spacious gravelled area to the side provides somewhere for storage or perhaps a range of potted plants. A wooden gate leads to the neatly fenced and walled rear garden, which incorporates a large dining terrace accessible from both the kitchen and the sitting room. There is a generous lawn and borders planted with various shrubs and trees, along with some raised wooden planters. A gravelled gazebo seating area near the kitchen window provides somewhere to sit and relax and there is an additional terraced area tucked behind the garage, currently providing space for a barbeque and hot tub.





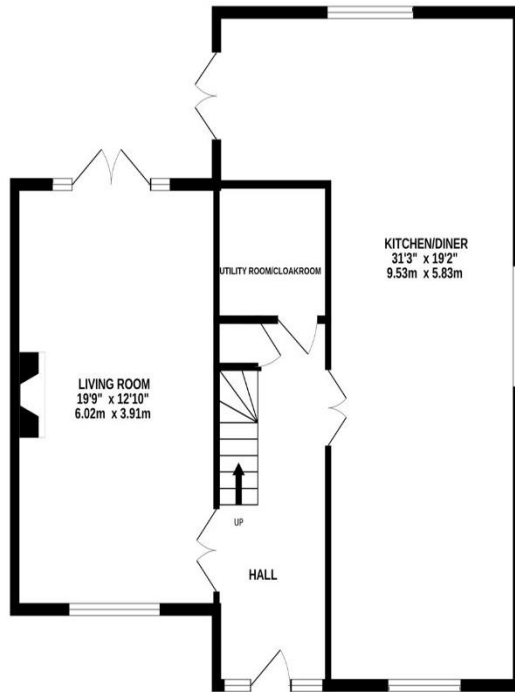


**Location** – Locking Parklands has been created from the former RAF base which is currently undergoing an extensive programme of regeneration and development to create a superb residential location with excellent transport connections. Nearby facilities include the recently-opened primary and senior schools with additional amenities due to be finished soon, including a shop, medical centre and a community centre, all of which will be in addition to the existing shops and businesses available nearby in Locking village. There are open green spaces, playgrounds and illuminated paths connecting the various areas, including a footpath running along the right hand side of the house. Transport connections are excellent, with access to the M5 is within 4.5 miles at Junction 22 St George's, mainline railway stations within 4.3 miles at Weston-super-Mare and Worle stations, and Bristol Airport some 12.3 miles distant.

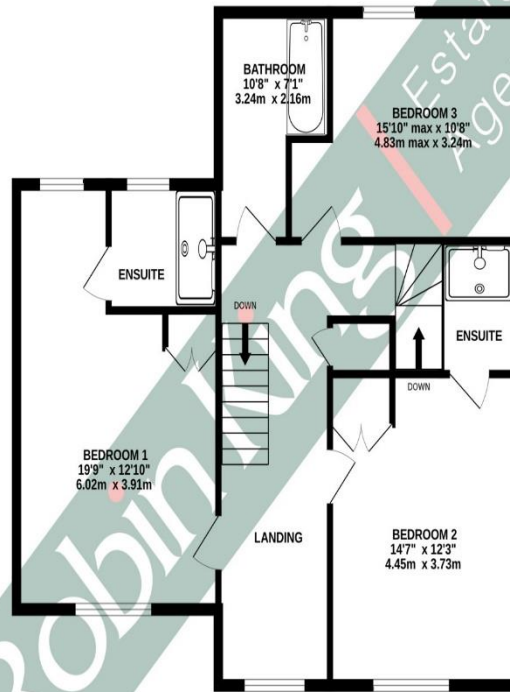
**Agent's Note** – to maintain the high quality, attractive presentation of the development, any proposed external alterations to the property have to be approved by the management company, for which a nominal administrative fee is payable in addition to the approx. £117 quarterly management charge, which covers the upkeep and maintenance of extensive paths, play areas and the many open green spaces surrounding the property.



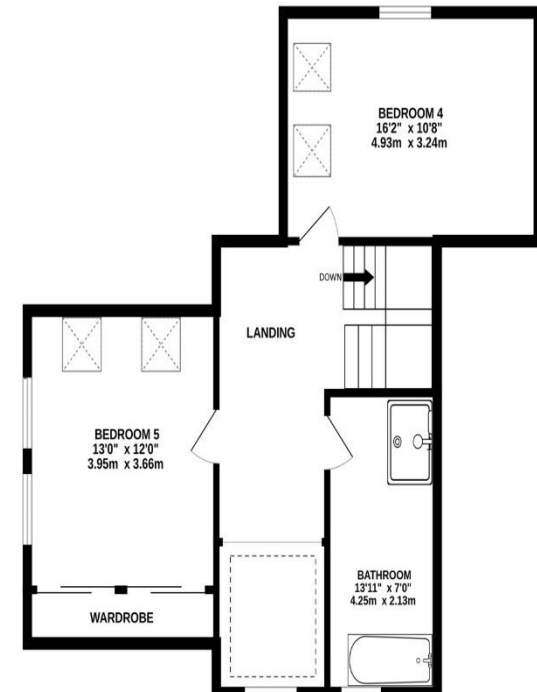
GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



2ND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 2445sq.ft. (227.1 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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**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 our office take A370/Station Road towards Weston-super-Mare and continue for approx. 5.2 miles, taking the 2<sup>nd</sup> exits at both the St George's and West Wick roundabouts. Turn left onto Locking Moor Road, the A371, and continue for approx. 1 mile, past the Helicopter Museum on the right and at the second set of traffic lights turn left onto Locking Parklands. Go to the end and turn right onto Bowen Road and continue for approximately 0.2 miles, taking the 3<sup>rd</sup> turning on the right onto Cranwell Road. Number 77 is the final property at the end of the road, on the left hand side.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**Council Tax Band** F £2,981.85 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**SERVICES** – All mains services are connected. Fully owned solar panels

**EPC RATING** - B



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