20 Rookery Close, Rooksbridge, BS26 2UQ
£305,000

*** PLEASE CLICK ON THE VIDEO TO SEE OUR AMAZING PROPERTY VIDEOS *** DOUBLE STOREY EXTENDED DEMI-DETACHED FAMILY HOME WITH A WONDERFUL REAR GARDEN, DECKING AREA, ALFRESCO DINING AREA, HARN-STANDING FOR A CARAVAN OR BOAT A LARGER THAN AVERAGE DOUBLE GARAGE AND A COMMUNAL CAR PARK *** SPACIOUS HALLWAY WITH CLOAKROOM AND UTILITY ROOM *** LARGE KITCHEN / DINING & FAMILY ROOM *** THREE BEDROOMS *** FAMILY BATHROOM *** CHEDDAR VALLEY SCHOOL CATCHMENT ***

Entrance

Accessed via a obscure double glazed door with full height double glazed matching side panel, ceiling light, stairs leading to first floor landing, solid oak wooden flooring, two radiators, front aspect UPVC double glazed window, doors to kitchen/family room, utility room and cloakroom.

Cloakroom

A side aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, radiator, solid oak wooden flooring, low level WC, wash hand basin.

Utility

A useful space of the hallway, electric consumer unit, tiled flooring, ample hanging space, show storage, space and plumbing for washing machine and tumble dryer over.

Kitchen/Family Room

A fabulous addition to the property, recently extended around nine years ago, rear aspect UPVC double glazed french doors with matching side panels leading out to the decking area and garden, a fabulous range of ceiling spotlights, solid oak wooden flooring, radiator, opening through to the living room, door to the understairs storage cupboard, ample space for a large dining table and chairs.
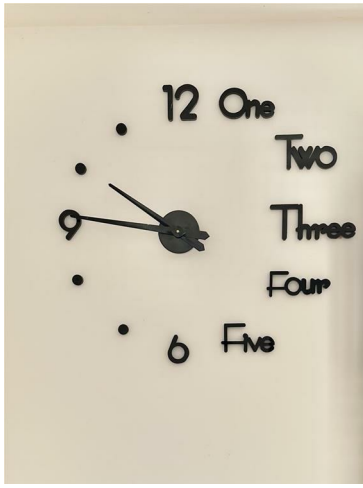
The Kitchen has been fitted with a range of base and eye level units with granite effect square edge work surfaces, one bowl sink with adjacent drainer and mixer tap, space and plumbing for a dishwasher, space for a cooker and extractor fan over, space for a tall American style fridge freezer.

across the whole length of the room incorporating recessed TV space.

Living Room

A lovely front to back room with a UPVC double glazed window to the front and a UPVC double glazed french doors leading out to the rear garden, exposed original ceiling beams, ceiling light, two radiators, solid oak wooden flooring, feature fireplace with a cast iron log burner on a patio/paved hearth and with a feature wooden mantel over.
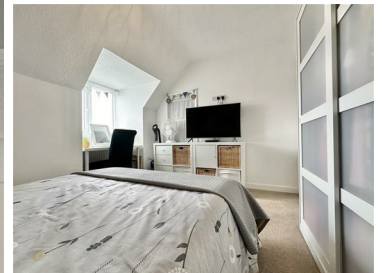
Bedroom Two

A front aspect room with a UPVC double glazed window, ceiling light, radiator, lof thatch giving access to roof space, useful over stairs storage cupboard.

First Floor Landing

Ceiling light, radiator, doors to bedrooms one, two, three and the family bathroom.

Main Bedroom

A lovely light and airing front to back room with UPVC double glazed windows to each end, ceiling light, radiator, a fabulous range of built in bedroom furniture

Bedroom Three

A rear aspect room with UPVC double glazed window, radiator, ceiling light.

Family Bathroom
A part tiled rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, chrome heated towel rail, low level WC, wash hand basin with chrome mixer tap, glazed and tiled wet room style shower area, with a wall mounted overhead and handheld mains shower system.

Double Garage
A larger than average double garage with a pitched roof, pedestrian door access, two up and over doors, power and lighting.

Rear Garden
A fabulous rear garden with a large decking area to the immediate rear, the decking goes around to the rear of the living room and then out towards the alfresco dining area, ideal for outdoor dining furniture. This in turn leads to the shingled driveway where there is ideal parking / storage space for a caravan or boat.
The main garden has been laid to lawn enclosed with railway sleepers and with a flower and shrub bed / border. There is a pedestrian gated access and an access to the large double garage.
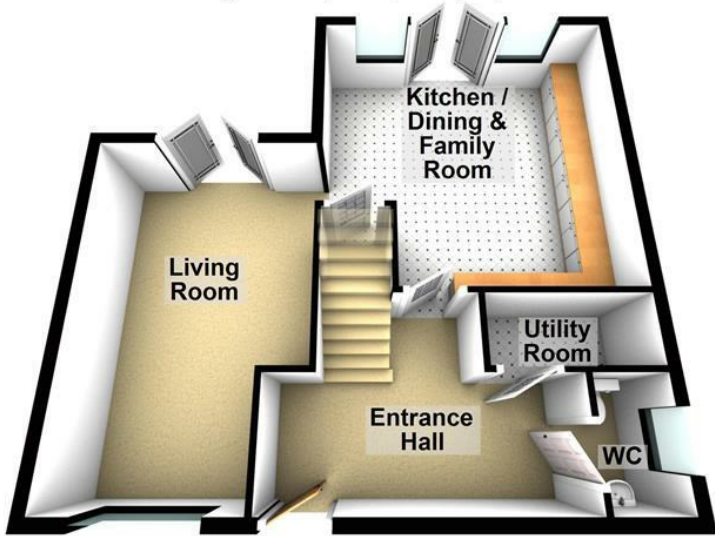

Location and PLot

Ground Floor
Approx. 61.8 sq. metres (664.9 sq. feet)

Kitchen / Dining & Family Room

Living Room

Utility Room

Entrance Hall

WC

First Floor
Approx. 63.6 sq. metres (684.3 sq. feet)

Shower Room

Bedroom 3

Master Bedroom

Bedroom 2

Total area: approx. 125.3 sq. metres (1349.2 sq. feet)

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

Environmental Impact (CO_2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	