



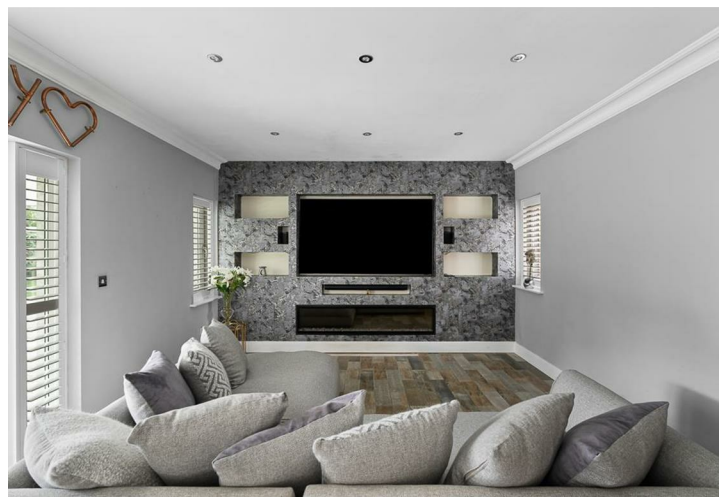
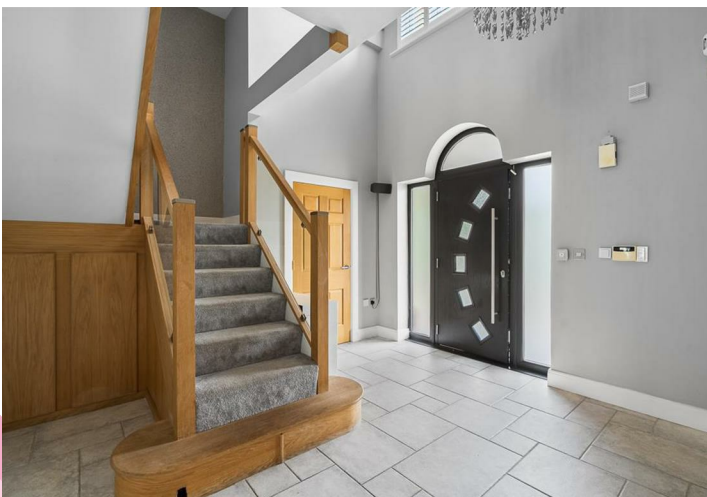
ESTATE AGENTS

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Freshwater Drive, Wychwood Park, Weston CW2 5GR

Asking price £725,000



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Entrance Hall

Entrance door to front. Storage cupboard. Stairs to first floor. Doors to lounge, kitchen, dining room, cloakroom, utility room and study.

Lounge

16'11 x 13'4 (5.16m x 4.06m)

Doors to garden room and hallway. Opening to kitchen.

Garden Room

14'9 x 11'5 (4.50m x 3.48m)

Doors to garden.

Breakfast Kitchen

20'9 x 10'9 (6.32m x 3.28m)

A range of base and wall units with a number of integrated appliances, breakfast bar and full width bi-fold doors out to garden.

Dining Room

12'10 x 10'10 (3.91m x 3.30m)

Window to front.

Office

9'9 x 9'6 (2.97m x 2.90m)

Window to front

Utility Room

Worktop with under counter space for appliances.

Cloakroom

WC and wash hand basin.

Landing

Bedroom

13'4 x 13'1 (4.06m x 3.99m)

Juliet balcony to rear. Door to En-suite and walk-in wardrobe.

En-suite

WC, wash hand basin and shower enclosure.

Bedroom

13'3 x 10' (4.04m x 3.05m)

Window to front.

Bedroom

13'4 x 10' (4.06m x 3.05m)

Window to rear.

Bedroom

11'9 x 9' (3.58m x 2.74m)

Bathroom

WC, wash hand basin, paneled bath and enclosed shower.

Second Floor

Main Bedroom

31'1 x 10'11 (9.47m x 3.33m)

Window to front and rear.

En-Suite

WC, wash hand basin, free standing bath and enclosed shower.

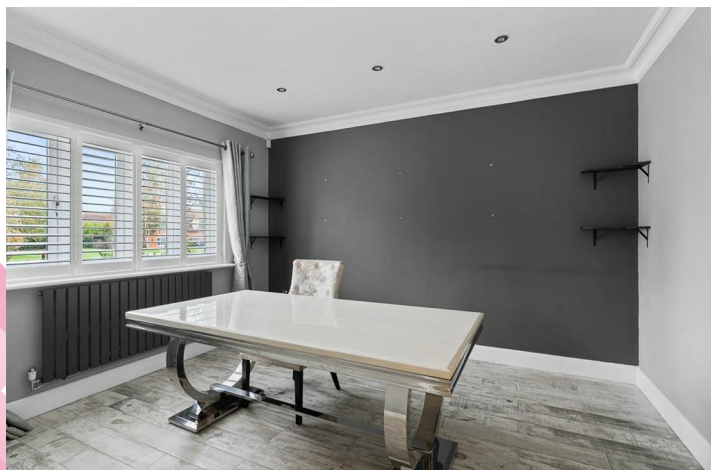
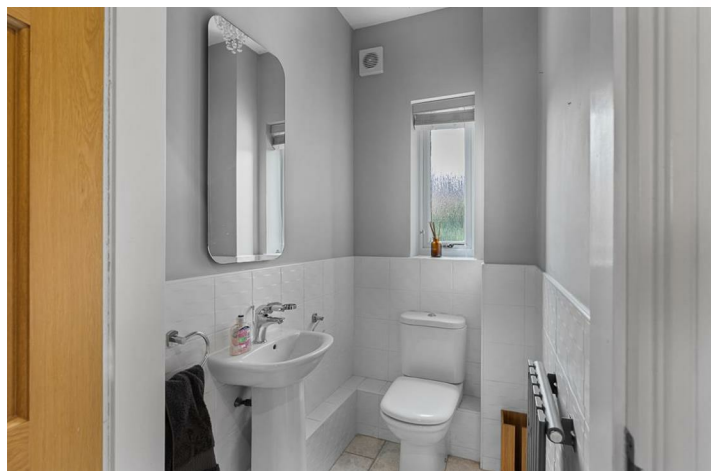
Double Garage/Gym

The current owners have converted this into a home gym but does offer the opportunity to be utilized for a number of uses or with retaining two up garage doors does offer the opportunity to be converted back to a

garage. There are full width bi-fold doors onto the rear garden.

Externally

Externally the home is set on a corner plot, with a block paved driveway providing off road parking. The double garage has been converted into a home gym with full width bi-fold doors out to the garden at the rear but could be changed back if so desired. The garden itself is fully enclosed with a stone patio area wrapping around the side and rear of the home and large lawn. At the bottom of the garden is an amazing Cabana type building. With removable sides making it a perfect summer retreat as well as a log burner for those winter nights.



Floor Plan

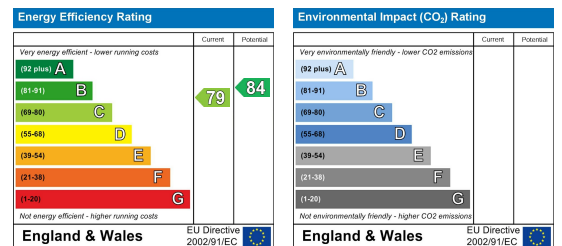


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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