



CHESHIRE AVENUE, LOCKING, NORTH SOMERSET. BS24 7JT



£450,000 FREEHOLD

Passionate about Property

Four bedroom detached house situated in an enviable position within the attractive St Modwen development in Locking. The property benefits from spacious accommodation that includes a large living room, open plan kitchen / family room, en suite to master bedroom, a large garage and parking for several vehicles. Call now to view!

Council Tax Band: E

Entrance Hall

Door with frosted panel inset and to side. Carpeted stairs to first floor. Radiator. Under-stairs cupboard. Vinyl-topped engineered wood flooring throughout the hallway, kitchen, downstairs WC and utility. Doors to:

Downstairs W.C

WC. Wash basin. Radiator.

Living Room

Spacious reception room with dual aspect upvc double glazed windows and French doors to the rear garden. Carpeted flooring. Radiator.

Kitchen/Diner/ Family Room

Triple aspect upvc double glazed windows. A large, practical living space designed for the modern family to come together and enjoy. The living area is big enough to accommodate a large dining table as well as a three piece suite. The extensive fitted kitchen has a large breakfast bar and built in appliances that include a double oven, six ring hob, dishwasher and fridge/freezer. Two radiators. Door to:

Utility Room

Wall and base units with work surface over and sink inset. Space for washing machine. Radiator. Upvc double glazed door to rear garden.

First Floor Landing

Velux window. Carpeted flooring. Radiator. Airing cupboard. Upvc double glazed window. Doors to:

Bedroom 1

Upvc double glazed sliding patio doors to balcony. Carpeted flooring. Radiator. Door to:





En Suite

Upvc double glazed window to side. Walk-in double shower cubicle. WC and wash basin. Part-tiled walls and tiled flooring. Spotlights. Heated towel rail.

Bedroom 2

Dual aspect upvc double glazed windows. Radiator. Carpeted flooring.

Bedroom 3

Dual aspect upvc double glazed windows. Radiator. Carpeted flooring.

Bedroom 4

Upvc double glazed window. Radiator. Carpeted flooring.



Family Bathroom

Upvc double glazed window to rear. Bath with shower over. WC and wash basin. Part-tiled walls and tiled flooring. Heated towel rail. Spotlights.

Driveway & Garage.

Large single garage situated to the rear of the property with a double width driveway to front. Additional parking is also allocated at the front of the property.

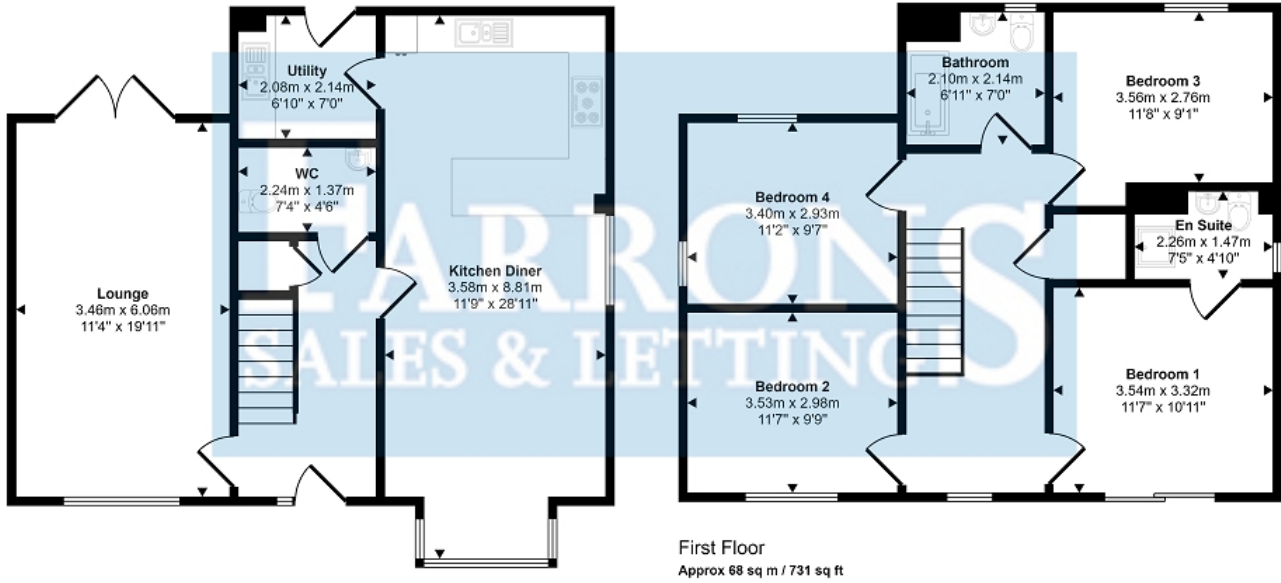
Rear Garden

Attractive rear garden which has been landscaped to provide a wide, level lawn space bordered by brick walls and a stone paved, secluded seating area. Door to garage and gate to driveway.



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Approx Gross Internal Area
138 sq m / 1484 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract