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THE CHESTNUTS, WINSCOMBE, NORTH SOMERSET. BS25 1LD



£625,000 FREEHOLD

Passionate about Property

Modern, spacious detached four bedroom home in a sought after location within the village. The property provides outstanding, versatile accommodation that includes an OPEN PLAN LIVING ROOM & KITCHEN, separate lounge, study, garage, landscaped gardens and driveway parking. Call now to view!

Council Tax Band: F

Entrance Hall

Covered entrance porch with light, stairs to first floor accommodation, radiator.

Downstairs W.C

Low level W.C, wash hand basin, radiator, extractor fan.





Lounge (19' 10" x 11' 0") or (6.05m x 3.35m)

Upvc double glazed bay window to the front, two double radiators, wood effect flooring.

Study / Bedroom 5 (10' 0" x 7' 10") or (3.05m x 2.39m)

Upvc double glazed window to the front, radiator.

Kitchen/Diner/ Family Room (24' 06" x 22' 06" Max) or (7.47m x 6.86m Max)

narrowing to 11'2" - Double glazed bi-fold doors & double door to the rear, fitted with a range of wall & base units with inset 1 1/2 bowl sink unit with mixer tap over, built in double electric oven, microwave, fridge and freezer, dishwasher and five ring gas hob with extractor over, central breakfast island with drawers and cupboard, two Velux style windows, three radiators.

Utility Room

Upvc double glazed window to the side 1 1/2 bowl stainless steel sink unit, space for washing machine & tumble dryer, wall mounted gas boiler supplying heating and hot water, consumer unit, radiator.

First Floor Landing

Access to roof space, airing cupboard housing hot water tank.





Bedroom 1 (11' 04" x 10' 04") or (3.45m x 3.15m)

Upvc double glazed window to the rear, radiator.

Dressing Area - two triple wardrobes with shelving and hanging space.

En Suite

Upvc double glazed window to the side, three piece suite comprising: Corner shower with mains fed shower, wash hand basin, low level W.C, part tiled walls, extractor, heated towel rail, shaver socket.

Bedroom 2 (12' 0" x 14' 02") or (3.66m x 4.32m)

Upvc double glazed window to the rear, radiator.

En Suite

Upvc double glazed window to the rear, Shower with mains fed shower over, wash hand basin, low level W.C, heated towel rail, part tiled walls, extractor, saver socket.

Bedroom 3 (14' 06" x 8' 10") or (4.42m x 2.69m)

Two upvc double glazed windows to the front, two radiators.





Bedroom 4 (10' 02" x 8' 10") or (3.10m x 2.69m)

Upvc double glazed window to the front, radiator.

Family Bathroom

Upvc double glazed window to the side, panelled bath with mains fed shower wash hand basin, low level W.C, part tiled walls, heated towel rail, shaver socket, extractor.

Front Garden & Driveway

Block paved driveway with parking for 2/3 cars, leading to Garage with up and over door with power & light, rear personal door, storage over.

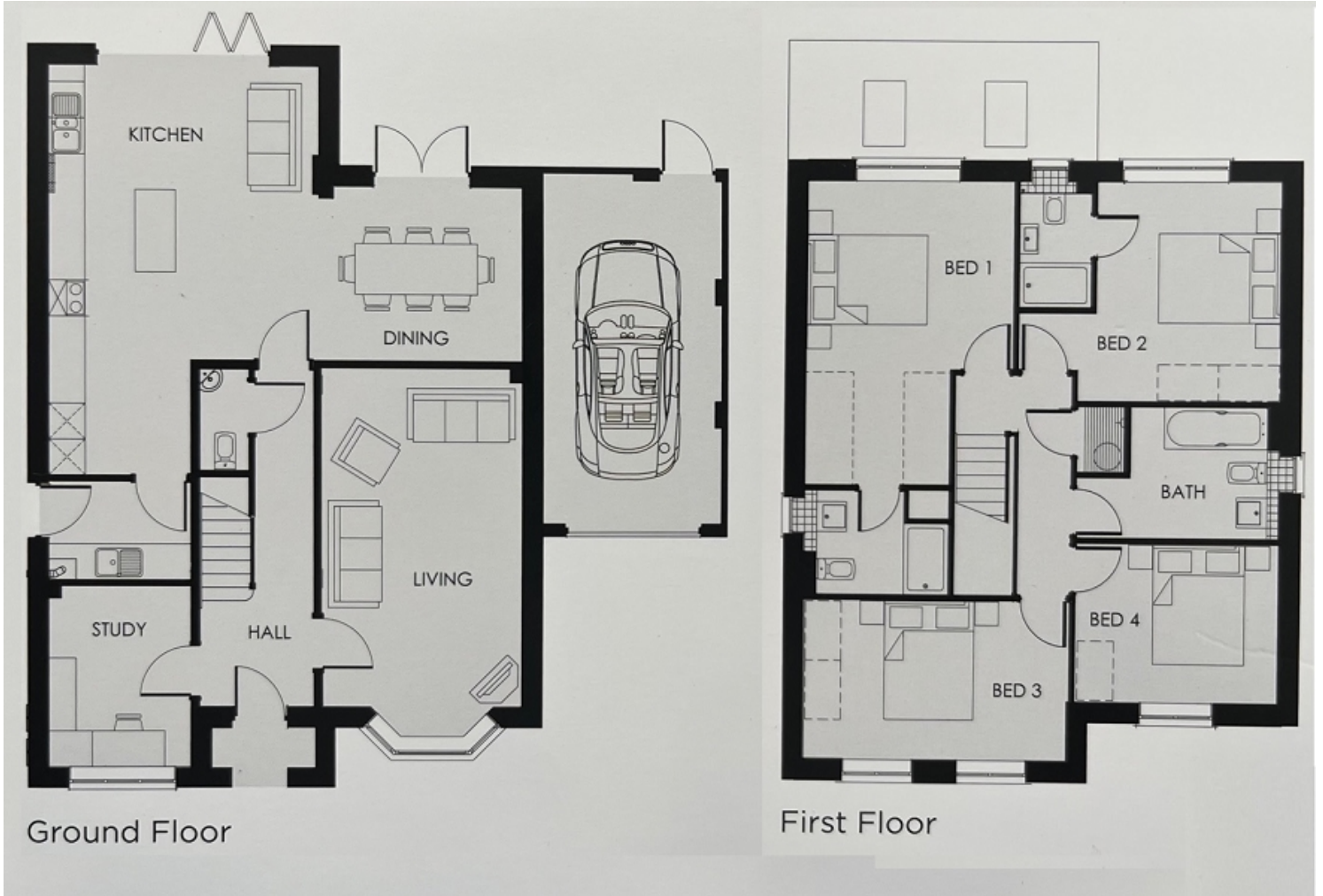
The front garden is laid to lawn with a stone wall and pathways giving access to both sides of the property, selection of shrub beds and borders.


Rear Garden

Enclosed by lap fencing and wall, there is an area of lawn (which is Astroturf style), patio area, BBQ area and a children's play area. There are a selection of shrubs, raised beds and a pebbled area, outside lights and water tap.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	88	89
(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 <small>EU Directive 2002/91/EC</small> 		

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