



**DEXTER WAY, WINSCOMBE, NORTH SOMERSET. BS25 1EF**



**£435,000 FREEHOLD**

# Passionate about Property

**NO ONWARD CHAIN!** Stellar three bedroom detached home with a garage and gardens, nestled within Redrow's much admired Woodborough Grange Development. The property is a 'Warwick' design, notably offering a luxury kitchen / dining room, en-suite to master bedroom and is offered for sale finished with all flooring, window dressings, light fixings, solar panels, NHBC guarantee and some warranty remaining . Call now to view!

## Location

The property is situated on Redrow's outstanding Woodborough Grange development, within a short distance of excellent local schools. The bustling village centre of Winscombe is on the 'door step' and offers a full range of facilities and amenities. Including: Various Retail Outlets and Professional Practices, Public Library, Public House/Restaurant, Churches, Pharmacy and Doctor, Dental and Veterinary Practices. There is a village market on Thursdays located at the Community Centre and for those with hobbies and interests, there are many clubs and organisations running in the village including: Art Classes, Ramblers Club, Badminton, Football, Rugby, Cricket, Tennis and Bowling Clubs to name just a few. Winscombe is surrounded by beautiful open countryside, much of which is designated as an area of outstanding natural beauty providing many outdoor pursuits.

## Entrance Hall

Glazed door to front. Karndean flooring. Under stairs cupboard. Stairs to first floor. Doors to:

## Downstairs W.C

Window to front. Radiator. WC. Wash basin. Karndean flooring.

## Living Room (14' 05" x 11' 00" ) or (4.39m x 3.35m)

Large window to front, complimented by the signature high ceilings imposed across this development. Carpeted. Radiator.

## Kitchen/Dining Room (16' 04" x 12' 01" ) or (4.98m x 3.68m)

Range of windows and French doors to rear garden. Extensive fitted kitchen with a large island. Built in appliances include fridge, freezer, dishwasher, gas hob and double oven. Utility cupboard suitable for housing two appliances.

## Landing

Carpeted landing. Window to side. Cupboard housing gas boiler. Loft access. Radiator. Doors to:

## Bedroom 1 (11' 08" x 11' 07" ) or (3.56m x 3.53m)

Window to front. Carpeted flooring. Radiator. Built in triple wardrobe. Door to:







**En Suite (7' 06" x 4' 02" ) or (2.29m x 1.27m)**

Walk-in double shower cubicle. Wash basin. WC. Heated towel rail. Karndean flooring. Window to side.

**Bedroom 2 (11' 06" x 11' 05" ) or (3.51m x 3.48m)**

Window to rear. Carpeted flooring. Radiator.

**Bedroom 3 (11' 08" x 7' 02" ) or (3.56m x 2.18m)**

Window to rear. Carpeted. Radiator.

**Bathroom (8' 07" x 6' 11" ) or (2.62m x 2.11m)**

Contemporary white suite that includes a bath with shower over, WC and wash basin. Heated towel rail. Karndean flooring. Part tiled walls. Window to front. Built in storage cupboard.

**Rear Garden**

Larger than it initially appears, having the benefit of an additional side garden on the left-hand elevation. Laid to lawn with a paved patio area. Side access gate to driveway.



**Garage & Driveway.**

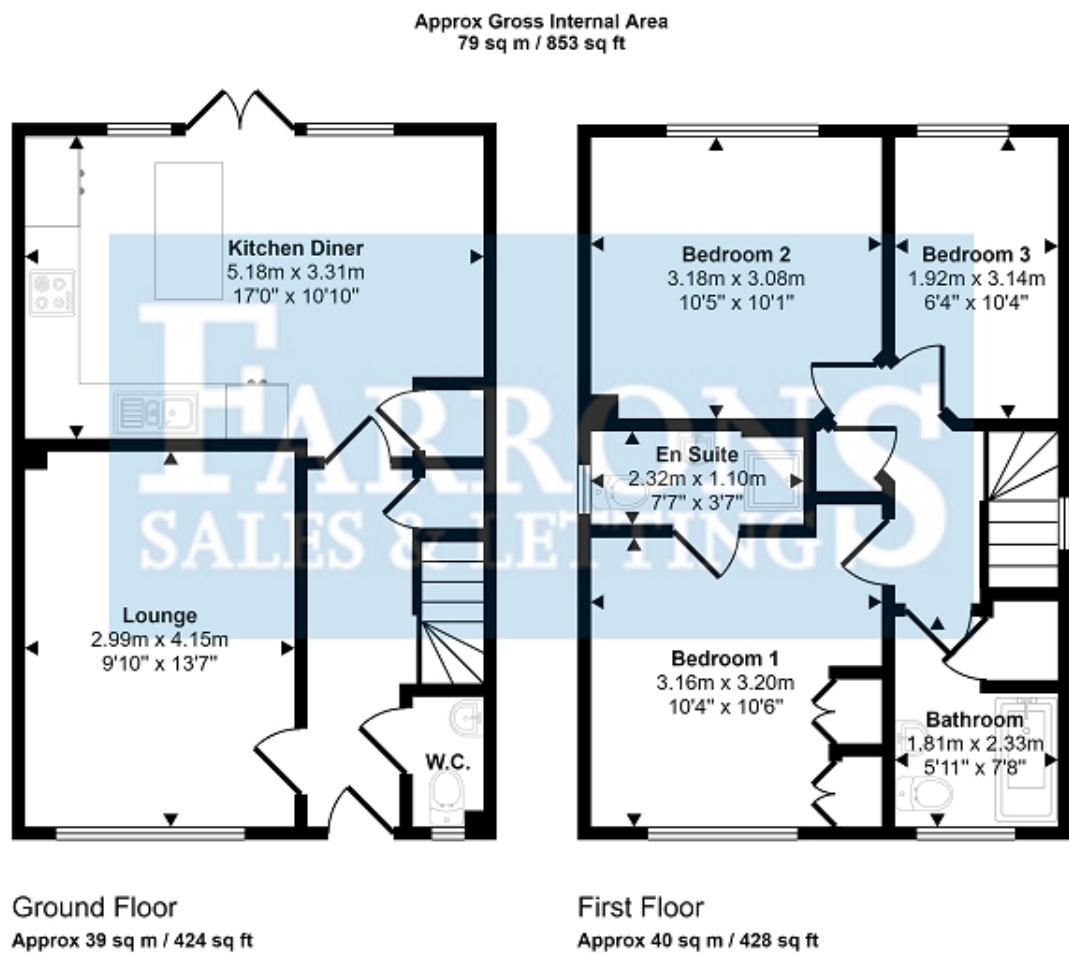
Single garage with up and over door to front, power and light.

Driveway provides tandem parking for two vehicles.

**Solar Panels**

10 panels fitted to the South side of the roof.





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
Very energy efficient - lower running costs		
(92+) <b>A</b>	95	96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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