



Rachel J Homes
Estate Agents

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**THE CORNFIELDS, WICK ST LAWRENCE,
WESTON SUPER MARE, BS22 9DZ**



- Executive Detached House
- Lounge, Dining Room & Study
- Double Glazed and GCH
- No Chain
- Four Bedrooms
- Family Bathroom, En-Suite & DS W/C
- Double Garage and Parking
- EPC D

£500,000

Rachel J Homes is pleased to market this Executive Detached Family Home ideally situated in the popular location of Wick St Lawrence. If you are looking for a spacious home that you can put your own stamp on then make sure this is on your list to view. The well proportioned accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Four Bedrooms, Master with Ensuite and Dressing Room, Family Bathroom, Front and Rear Gardens, Double Garage and Parking for several cars. Added benefits of this home include double glazing, gas central heating plus there is no onward chain.

Entrance Hall

uPVC Double glazed entrance door, uPVC Double glazed window to side, coved ceiling, radiator, understairs storage cupboard, heating thermostat, stairs to first floor, doors off.

Downstairs WC

uPVC Double glazed window to side, pedestal wash hand basin, low level W/C, radiator, consumer unit.

Lounge 22' 6" by 12' 1" (6m 85cm by 3m 69cm)

uPVC Double glazed window to front, uPVC Double glazed patio doors to rear, coved ceiling, dado rail, two radiators, living flame gas fire set in feature surround, tv point.

Dining Room 12' 1" by 8' 10" (3m 68cm by 2m 69cm)

uPVC Double glazed window to rear, coved ceiling, radiator.

Kitchen/Breakfast Room 12' 5" by 15' 11" (3m 79cm by 4m 84cm)

uPVC Double glazed window to side and rear, range of wall and base units with work surface over and tiled splash back, gas hob with extractor over, eye level electric oven and grill, one and half bowl sink and drainer, space for under counter fridge and freezer, arch through to;

Utility

uPVC Double glazed door to rear, coved ceiling, radiator, space for washing machine and tumble dryer, wall mounted Vaillant boiler, work surface with tiled splash back.

Study 11' 1" by 6' 4" (3m 37cm by 1m 93cm)

uPVC Double glazed window to front, coved ceiling, radiator.

Stairs to First Floor Landing

Access to loft, storage cupboard housing water tank, radiator, doors off.

Master Bedroom 12' 8" by 12' 4" (3m 87cm by 3m 77cm)

uPVC Double glazed window to front, coved ceiling, radiator, tv point, door to;



Dressing Room 6' 3" by 5' 6" (1m 91cm by 1m 68cm)

uPVC Double glazed window to rear, radiator, coved ceiling, built in one and a half wardrobes, door to;

En-suite 8' 2" by 6' 3" (2m 50cm by 1m 90cm)

uPVC Double glazed window to rear, shower cubicle with hot water mixer shower, panel bath, pedestal wash hand basin, low level W/C, radiator, shaver point, coved ceiling, part tiled walls.

Bedroom Two 11' 8" by 10' 7" (3m 56cm by 3m 23cm)

uPVC Double glazed window to rear, coved ceiling, radiator, built in one and a half wardrobes.

Bedroom Three 12' 9" by 8' 7" (3m 89cm by 2m 62cm)

uPVC Double glazed window to front, coved ceiling, radiator, built in one and a half wardrobes.

Bedroom Four 9' 7" by 7' 1" (2m 93cm by 2m 16cm)

uPVC Double glazed window to front, coved ceiling, radiator.

Bathroom

uPVC Double glazed window to rear, coved ceiling, shower cubicle with hot water shower, panel bath, pedestal wash hand basin, low level W/C, bidet, part tiled walls, radiator, shaver point.

Rear Garden

Enclosed by fence, laid to lawn with patio area, mature trees and shrubs, storage shed, outside tap, side gate giving access to front.

Double Garage/ Side Access

Two up and over doors, light and power, personal door to side.

Front Garden

Enclosed by hedge, tarmac driveway with parking for several vehicles, lawn and decorative gravel area.



Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

Additional Information

Council Tax Band F £2909.83 2023/2024







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor

