



2 Rose Tree Cottages Lower Norton Lane, Kewstoke, W-S-M, BS22

£475,000

- Beautiful Characterful Semi Detached Cottage
- Three Double Bedrooms
- Lounge/Diner and Snug
- Kitchen/Breakfast Room
- Upstairs Shower Room & Downstairs Bathroom
- Lovely Front and Rear Gardens
- Triple Garage and Parking for Several Vehicles
- EPC D

2 Rose Tree Cottages Lower Norton Lane, W-S-M BS22 9YR

Rachel J Homes is delighted to market the Beautiful Grade Two Listed Semi Detached Cottage ideally situated on the edge of Kewstoke with rural views with easy access to Schools, Shops, Transport Links and Amenities. If you are looking for a home that is unique, full of character and charm and, can offer plenty of space inside and out then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall (currently being used as a Snug), Lounge with Inglenook Fireplace, Dining Area, Kitchen/Breakfast Room, Downstairs Bathroom, Three Double Bedrooms, Master with Ensuite, Shower Room, Front and Rear Gardens, Triple Garage and Parking for Several Vehicles., plus further parking to the side of the cottage. Added benefits of this superb home include Double Glazing and Oil Fired Central Heating. This home is a must view to fully appreciate all that is on offer. Accompanied viewings - CALL NOW!!



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EPC
D

Freehold

Council Tax Band: C



Entrance Hall - Currently being used as a Snug

Wooden entrance door and side panel, carpet, original wooden beam, light and power, door to;

Lounge

19'3" x 14'11" (5.87 x 4.55)

Two Double glazed wooden windows two front, both with window seats, original wooden beams, two radiators, Inglenook stone fireplace with log burner, T.V Point.

Dining Area

8'6" x 7'1" (2.60 x 2.16)

Double glazed wooden windows to side, original wooden beams, radiator, door to;

Kitchen/Breakfast Room

17'9" x 14'6" (5.42 x 4.42)

Double glazed dual aspect wooden windows to rear & side, range of wall and base units with wooden worksurface over and up-tile, built in Fridge Freezer, washing machine, tumble dryer and dishwasher, space for Range Master, Belfast sink with mixer tap over, tiled flooring, wooden stable door to rear, stairs to first floor, door to;

Downstairs Bathroom

8'7" x 7'8" (2.64 x 2.36)

Double glazed wooden window to rear, double shower cubicle with hot water Sunflower mixer shower and panelled splash back, free standing claw foot bath with telephone mixer shower, wash hand basin and low level W/C set into vanity unit, radiator.

Stairs and Landing

Doors off to all rooms.

Bedroom One

9'0" x 15'3" (2.75 x 4.67)

Double glazed wooden windows to Front with window seat, radiator, built in double wardrobes and further built in storage, door to;

En-Suite W/C

Double glazed wooden windows to rear, low level W/C, pedestal wash hand basin.

Bedroom Two

12'0" x 11'4" (3.67 x 3.46)

Double glazed wooden windows to front, window seat, built in double wardrobes, radiator,

Bedroom Three

11'9" x 7'8" (3.59 x 2.36)

Double glazed wooden windows to rear, radiator telephone point.

Shower Room

Velux window, double walk in shower cubicle with electric Sunflower shower, part tiled walls, low level W/C and wash hand basin set into vanity unit, heated towel rail.

Front Garden

Enclosed by walling,laid to Astroturf with gravel seating area and shrub borders and fruit trees and views to fields opposite.

Rear Garden

Enclosed by wall and fencing, laid to AstroTurf with resin pathways, mature trees and shrubs, various seating areas

Side Drive Way

Tandem parking for two cars, currently separated by metal gates, gate to front garden, wooden trellis and gate to rear garden.

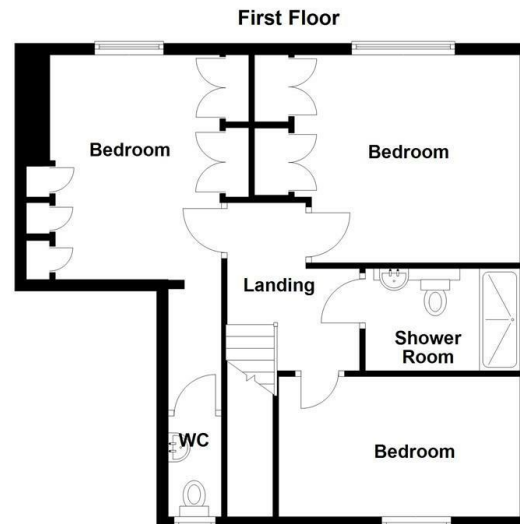
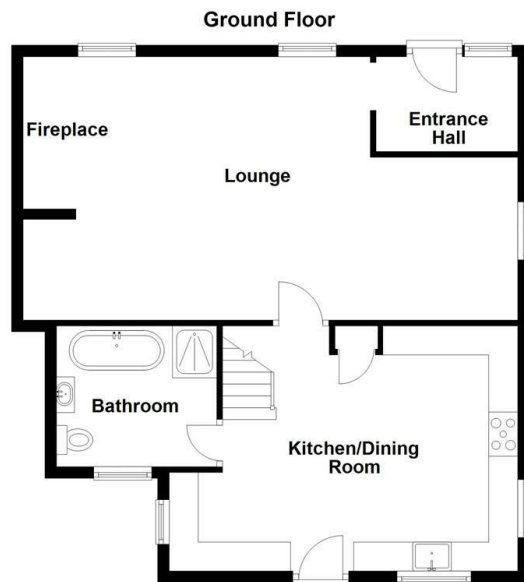
Triple Garage and Parking

25'10" x 18'0" (7.89 x 5.51)

Triple garage consists of one single and one double up and over door, personal door, light and power, eaves storage. Gravel driveway with shared access, gated parking for several vehicles.







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC