



35 Wheatfield Drive, Wick St. Lawrence, W-S-M, BS22 9WD

£470,000

- Well Presented Detached House
- Lounge, Dining Room and Conservatory
- Family Bathroom, En-Suite and DS W/C
- Garage and Driveway
- Four Bedrooms
- Kitchen/Breakfast Room
- Front and Rear Gardens
- EPC C

35 Wheatfield Drive, W-S-M BS22 9WD

Rachel J Homes is delighted to market this Well Presented Detached House located in the ever popular Wick St Lawrence giving easy access to Schools, Amenities, Shops and Transport Links via M5 , Rail and Bus Routes. A lovely family home and the accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Dining Room, Kitchen/Breakfast Room, Conservatory, Four Good Sized Bedrooms, Master with Ensuite, Family Bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this lovely home included Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW!!



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2



2



EPC
C

Freehold

Council Tax Band: E



Entrance Hallway

Upvc Double glazed wood effect glazed entrance door, coved ceiling, radiator, wooden flooring, understair storage cupboard, radiator, hive heating controls, alarm panel, stairs to first floor, doors off.

Downstairs W/C

Low level W/C, pedestal wash hand basin, extractor, radiator.

Lounge

6.30 x 3.96 (20'8" x 12'11")

Upvc Double glazed wood effect box bay window to front, coved ceiling, open fire set into feature surround, two radiators, tv point, wood & glass doors into;

Dining Room

3.15 x 3.14 (10'4" x 10'3")

Upvc Double glazed wood effect patio doors into Conservatory, coved ceiling, radiator, door into kitchen.

Conservatory

3.33 x 3.25 (10'11" x 10'7")

Upvc Double glazed wood effect & brick construction, tiled flooring, ceiling fan, French doors to rear garden.

Kitchen/Breakfast Room

5.86 x 3.17 (19'2" x 10'4")

Two Upvc Double glazed wood effect windows to rear and door to side, range of wall and base units with work surface over and tiled splash back, two separate sinks and drainers, wall mounted boiler, radiator, space for washing machine and under counter fridge, integrated dish washer and fridge freezer, gas hob with extractor over and electric oven under, tiled floor.

Stairs to First Floor

Upvc Double glazed wood effect window to side, loft hatch, over stair storage, airing cupboard housing water tank, doors off.

Master Bedroom

4.07 x 3.05 (13'4" x 10'0")

Upvc Double glazed wood effect window to front, coved ceiling, built in wardrobes, radiator, door to;

En-Suite

Upvc Double glazed wood effect window to side, low level W/C, pedestal wash hand basin, shower cubicle

with hot water mixer shower, heated towel rail, part tiled walls.

Bedroom 2

3.69 x 2.78 (12'1" x 9'1")

Upvc Double glazed wood effect window to rear, coved ceiling, radiator.

Bedroom 3

2.78 x 2.37 (9'1" x 7'9")

Upvc Double glazed wood effect window to rear, coved ceiling, radiator.

Bedroom 4

2.47 x 2.35 (8'1" x 7'8")

Upvc Double glazed wood effect window to front, coved ceiling, radiator.

Bathroom

2.42 x 1.68 (7'11" x 5'6")

Upvc Double glazed wood effect window to side, panel bath with hot water mixer shower over, low level W/C, pedestal wash hand basin, radiator, fully tiled walls and floor.

Garage

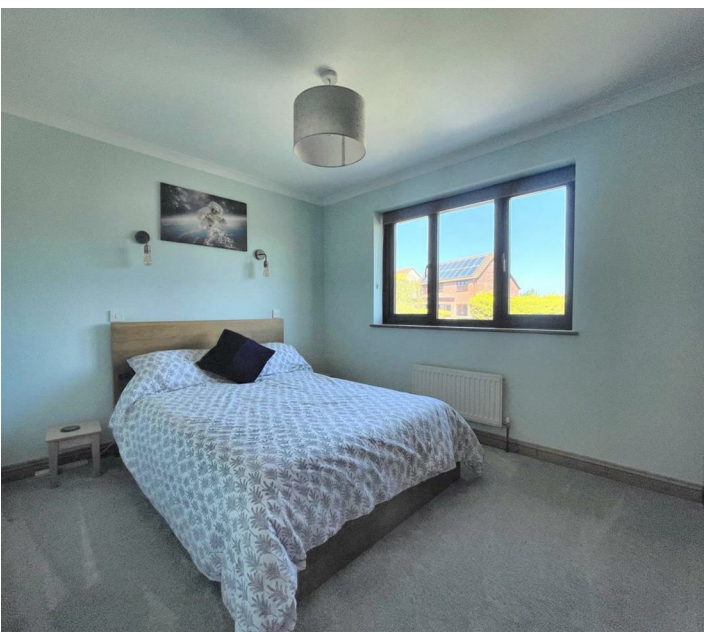
Electric door, light and power, personal door to rear garden.

Rear Garden

Enclosed by fencing, laid mainly to lawn with undercover decked area, gravelled seating area, mature shrubs and trees, outside tap, side gate giving access to front, personal door into garage.

Front

Laid to decorative gravel with tarmac driveway giving parking for one car.







Viewings

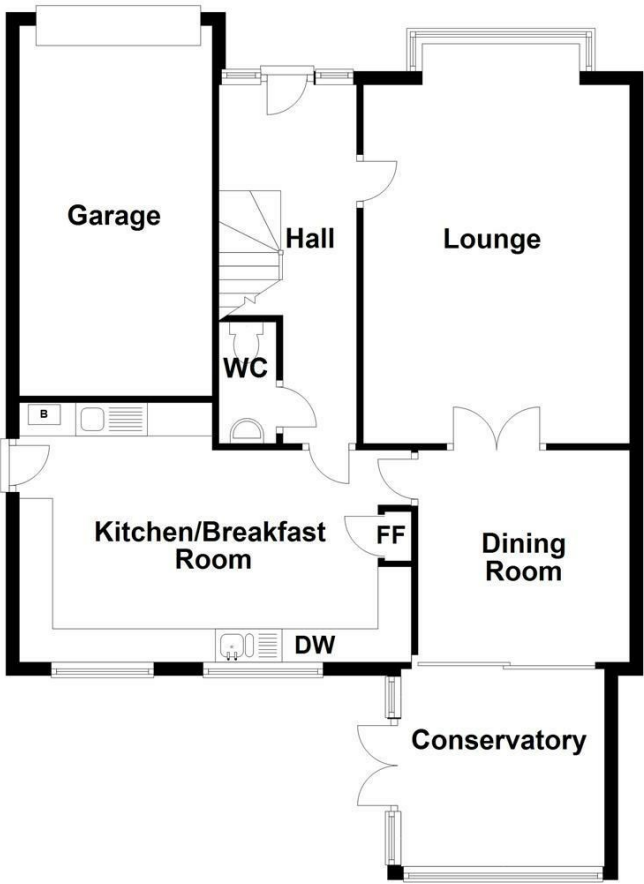
Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

