



**Rachel J Homes**  
*Estate Agents*

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**FURZE ROAD, WORLEBURY,  
WESTON SUPER MARE, BS22 9RX**



- Beautifully Presented Detached Family House
- Master Bedroom with Ensuite & Dressing Room
- Kitchen, Dining and Sitting Room
- Lovelv Rear Garden
- Five Bedrooms (Four Doubles)
- Lounge & Playroom
- Garage and Parking for Several Cars
- EPC C

**£550,000**

Rachel J Homes is delighted to market this Beautifully Presented Detached House which is situated in the sought after area of Worlebury. If you are looking for a great sized family home that can offer plenty of space inside and out then make sure this is on your list to view. The well proportioned accommodation briefly comprises of Entrance Porch, Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen, Dining Room and Sitting Room, Conservatory, Five Bedrooms, Four of which are Doubles, Ensuite to the Master, Family Bathroom, Front and Large Rear Garden, Double Garage and Parking for Several Cars. Added benefits of this superb family home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW!!

### **Entrance Porch**

UPVC double glazed door to side and rear, coved ceiling, part glazed UPVC to entrance hall.

### **Entrance Hall**

Coved ceiling, stairs to first floor landing, laminate floor, phone point, cupboard housing combination boiler, double radiator, two storage cupboards, doors off:

### **Downstairs WC**

Coved ceiling, spotlights, extractor fan, low level WC, wash hand basin with mixer tap, built in storage cupboard with work surface over, radiator, tiled floor.

### **Lounge** 18' 1" by 14' 7" (5m 51cm by 4m 44cm)

UPVC double glazed window to front and side, coved ceiling, double radiator, TV point, feature fireplace with log burner and marble hearth.

### **Kitchen** 17' 8" by 9' 10" (5m 38cm by 3m )

UPVC Double glazed window to rear, UPVC double glazed door to conservatory, coved ceiling, inset spotlights, range of wall and floor units with work surface over, integrated dishwasher, fridge & freezer, built in five ring gas hob, eye level double oven, extractor hood, inset one and half bowl sink unit with mixer tap, laminate floor, archway to

### **Dining Area** 18' 1" by 7' 6" (5m 51cm by 2m 29cm)

UPVC double glazed French doors to rear, UPVC double glazed window to front, coved ceiling, radiator, laminate floor.

### **Sitting Room** 11' 10" by 10' 6" (3m 61cm by 3m 20cm), ()

Double glazed French doors to garden, TV.point, radiator.

### **Conservatory** 12' 9" by 11' 1" (3m 89cm by 3m 38cm)

Part UPVC double glazed and Part brick, double glazed French doors into garden. T.V. point, tiled floor.





**Playroom/Office** 9' 9" by 9' 1" (2m 97cm by 2m 77cm)  
UPVC double glazed window to side, coved ceiling, T.V point, radiator.

### **Stairs to First Floor**

Landing - Access to loft, doors off

**Bedroom One** 17' 5" by 12' 4" (5m 31cm by 3m 76cm)  
UPVC double glazed window to rear, coved ceiling, T.V. point, radiator, walk in dressing area, archway to Dressing area - 9'7" x 5'2" (2.92m x 1.57m) -

**Ensuite** 8' by 5' (2m 44cm by 1m 52cm)  
UPVC double glazed window to side, coved ceiling, white suite comprising of panel bath with shower over, wash hand basin with cupboard under, low level WC, part tiled walls, radiator.

**Bedroom Two** 14' 8" by 9' 4" (4m 47cm by 2m 84cm)  
UPVC double glazed window to front, coved ceiling, radiator.

**Bedroom Three** 12' by 10' 8" (3m 66cm by 3m 25cm)  
UPVC double glazed window to front, coved ceiling, radiator.

**Bedroom Four** 10' 10" by 8' 6" (3m 30cm by 2m 59cm)  
UPVC double glazed window to rear, radiator, access to loft area.

**Bedroom Five/Office** 9' by 6' 1" (2m 74cm by 1m 85cm)  
UPVC double glazed window to front, coved ceiling, radiator.

**Bathroom** 10' 1" by 5' 6" (3m 7cm by 1m 68cm)  
UPVC double glazed window to side, extractor fan, white suite comprising, panel bath with shower over, low level WC, wash hand basin set into unit, part tiled walls, radiator.

### **Front Garden**

Enclosed by walling, areas laid with bark, variety of mature shrubs and bushes.

### **Rear Garden**

Enclosed by walling & fencing, mainly laid to lawn with patio area, outside tap, side access.

### **Double Garage**

Light and power, up & over door.

### **Parking**

Block paved driveway for several cars.



### 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.





| Energy Efficiency Rating                    |         |           | Environmental (CO <sub>2</sub> ) Impact Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| very energy efficient - lower running costs |         |           | very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| 92-100 A                                    |         |           | 92-100 A  |         |           |
| 81-91 B                                     |         |           | 81-91 B   |         |           |
| 69-80 C                                     |         |           | 69-80 C   |         |           |
| 55-68 D                                     |         |           | 55-68 D   |         |           |
| 39-54 E                                     |         |           | 39-54 E   |         |           |
| 21-38 F                                     |         |           | 21-38 F   |         |           |
| 1-10 G                                      |         |           | 1-10 G  |         |           |
| not energy efficient - higher running costs |         |           | not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             | 71      | 77        | England & Wales   | 68      | 74        |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

