



6 ROOKERY CLOSE

Weston-Super-Mare, BS22 9LN

Price £415,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

*** EXTENDED & VERSATILE FAMILY HOME *** Located in a quiet cul-de-sac on Worle hillside resides this spacious detached home with an abundance of potential.

The ground floor boasts an entrance porch, hallway with a downstairs cloakroom, lounge, conservatory, dining room, kitchen with breakfast / sun room, utility room and study / additional ground floor bedroom. Upstairs benefits four good sized bedrooms with an en-suite to the master bedroom and a four-piece family bathroom.

Externally the property enjoys an open aspect to the rear with the garden being a good size and overlooking Lynch Farm Park. At the front of the property the driveway provides off street parking for three vehicles. The property also enjoys a great deal of storage throughout, along with a gas central heating combination boiler and double glazing throughout.

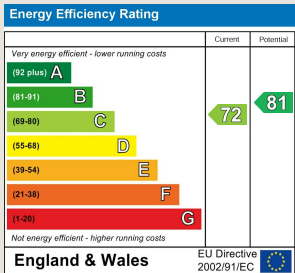
A wonderful home with space for all the family.

Situation

- 0.10 miles - The Manor Pub
 - 0.05 miles - Lynch Farm Park
 - 1.64 miles - Junction 21 of the M5
 - 0.87 miles - Sainsbury's Supermarket
 - 0.32 miles - St. Mark's Primary School
- Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: D
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Porch

Sliding uPVC double glazed doors open into the porch with the front door opening to;

Hallway

Storage cupboard and under-stair storage cupboard, radiator and doors to;

Downstairs Cloakroom

Obscured double glazed window to front, low level W/C and hand wash basin with taps over and tiled surround, radiator.

Dining Room

11'9" x 9'8" (3.58m x 2.95m)

uPVC double glazed bay window to front, stairs rising to the first floor landing, radiator and television point.

Lounge

12'9" x 11'10" (3.89m x 3.61m)

uPVC double glazed windows to rear, feature electric fireplace with surround, radiator, television point and double glazed doors opening to;

Conservatory

11'8" x 7'10" (3.56m x 2.39m)

uPVC double glazed windows overlooking the garden, radiator and double glazed door opening to the garden.

Kitchen

15'1" x 7'2" (4.60m x 2.18m)

uPVC double glazed window to rear, the kitchen comprises a range of matching eye and base level units with worktop space over and tiled surround, inset ceramic one and half sink with adjacent drainer and mixer tap over, freestanding gas cooker with extractor over, space for under the counter fridge, radiator and archway to;

Breakfast / Sun Room

8'3" x 6'8" opening to 7'5" x 3'3" (2.51m x 2.03m opening to 2.26m x 0.99m)

uPVC double glazed windows to either side, radiator, double glazed sliding doors opening to the garden and door to;

Utility Room & Storage Cupboards

8'3" x 4'11" (2.51m x 1.50m)

Plumbing for washing machine, space for multiple other white goods, worktop space and door opening into an inner hallway with two storage cupboards, one of which holds the gas central heating combination boiler. Door to;

Study / Bedroom Five

13'2" x 7'10" (4.01m x 2.39m)

uPVC double glazed window to front, radiator and consumer unit.

Landing

Doors to;

Bedroom One

17'10" x 8'1" (5.44m x 2.46m)

uPVC double glazed window to rear, radiator and door to;

En-suite

8'1" x 7'7" (2.46m x 2.31m)

Obscured uPVC double glazed window to front, suite comprising low level W/C, hand wash basin with taps over and corner shower cubicle with mains shower over, towel radiator, tiled walls and flooring.

Bedroom Two

12'9" x 10'2" (3.89m x 3.10m)

uPVC double glazed window to rear, built-in wardrobes and radiator.

PROPERTY DESCRIPTION

Bedroom Three

10'3" x 9'10" (3.12m x 3.00m)

uPVC double glazed window to front, above-stair storage cupboard, built-in wardrobe and radiator.

Bedroom Four

9'1" x 8'10" (2.77m x 2.69m)

uPVC double glazed window to rear and radiator.

Four-Piece Bathroom

13'8" x 9'0" narrowing to 5'10" (4.17m x 2.74m narrowing to 1.78m)

Obscured uPVC double glazed window to front, suite comprising low level W/C, hand wash basin with taps over, generous shower cubicle with mains shower over and corner panelled bath with taps and shower attachment over, tiled walls and radiator.

Rear Garden

Stepping from the sun room and conservatory onto a generously paved entertaining area which enjoys the south / east facing aspect, outside tap, side gate to the front of the property and door to the side access / store room. A few steps lead up to additional areas of the garden, including an area laid to decorative chippings and stepping stones to an area laid to lawn with tree, hedges and flower borders, a courtesy gate opens to the public field behind.

Driveway

Tarmac laid driveway providing off street parking for up to three vehicles side by side. Side gate access to the garden, sliding door opening into the porch and side door opening to the store room / additional side access.

Material Information

We have been advised the following;

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.

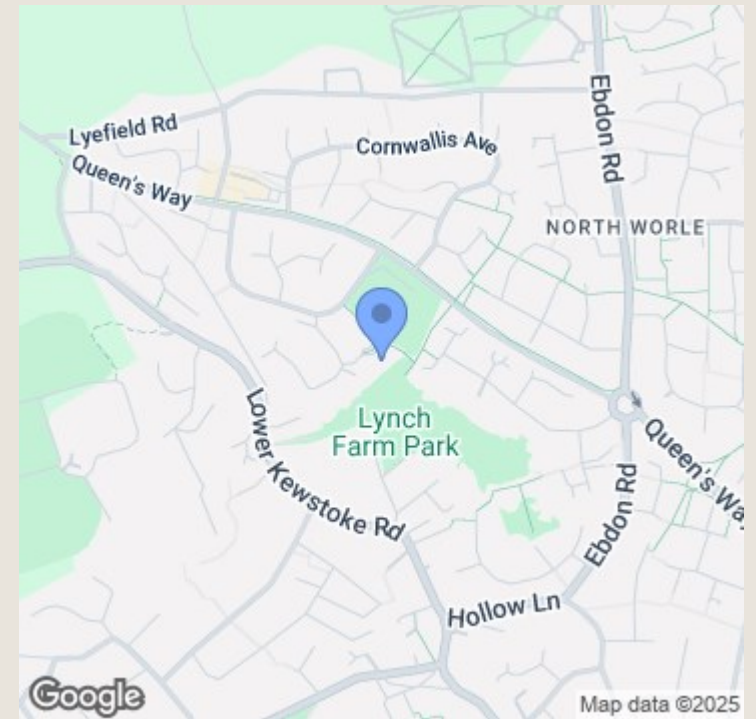
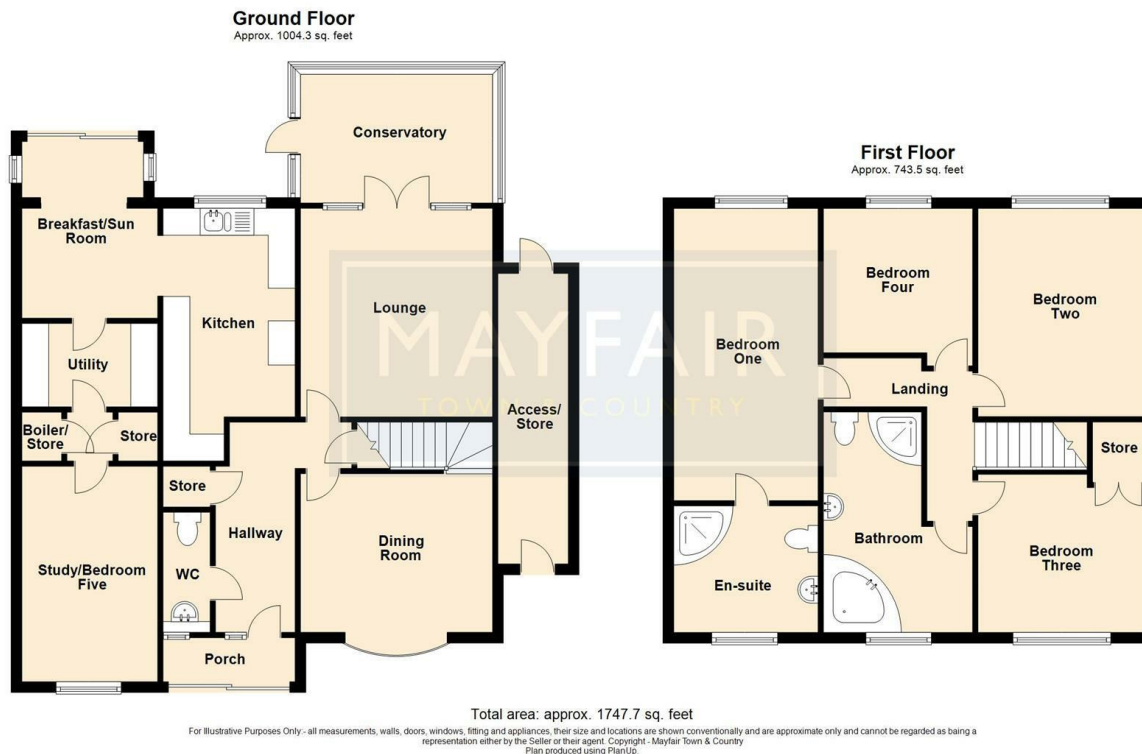
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

