



31 STARCROSS ROAD, BS22 6NY

£285,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- IMMACULATE BUNGALOW
- 2 BEDROOMS
- DOUBLE GLAZING
- NEW GAS BOILER
- NEW CONSERVATORY
- LANDSCAPED PRIVATE GARDEN

31 STARCROSS ROAD, WESTON-SUPER-MARE,



THE PROPERTY

This immaculate two bedroom semi-detached bungalow occupies a quiet well established position not far from excellent shops including Sainsbury's.

Greatly improved over the last 3 years, including New conservatory, new radiators, new boiler, new oven and new windows. the bungalow offers comfortable gas centrally heated accommodation with upvc double glazing and a feature conservatory extension.

Set in a private beautifully landscaped rear garden the property has an attractive shower-room and fitted Kitchen.

ENTRANCE HALL

Entered by a upvc door, the entrance hall has timber effect laminate flooring and a radiator.

LOUNGE

16' 10" x 9' 6" (5.13m x 2.9m) A beautifully presented reception room with timber effect laminate flooring, wall mounted living flame effect electric fire. Radiator and upvc double glazed sliding patio doors to the..

CONSERVATORY

10' x 9' (3.05m x 2.74m) A new addition the bungalow (3 years) with twin doors to rear garden. Radiator and tiled floor.

KITCHEN

11' x 7' 2" (3.35m x 2.18m) Overlooking the rear garden to which there is access via the double glazed upvc door. Well fitted with an attractive range of built in units with matching working surface areas, inset stainless steel sink unit, ceramic hob, electric oven and extractor fan. There is a built in airing cupboard housing the newly installed Ideal gas fired boiler. Plumbing for a washing machine. Tiled floor.

BEDROOM 1

12' x 9' (3.66m x 2.74m) Plus the depth of a feature double glazed bay window. Mirror fronted wardrobes and a radiator.

BEDROOM 2

9' 6" x 7' (2.9m x 2.13m) with a radiator

SHOWER ROOM

with a good size walk in shower cubicle with Mira shower unit, wash basin, WC, ladder radiator and extensive tiling.

OUTSIDE

Pebbled front garden.

Tandem double parking space with side gate.

Beautifully landscaped rear garden which is enclosed and very private. There is a large sun trap patio and a pebbled section with raised flower beds. Timber garden shed, outside tap and light.

TENURE

Freehold

31 STARCROSS ROAD, WESTON-SUPER-MARE, BS22 6NY



Council Tax:
Band B
Local Authority:
North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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