



## 9 WILLOW CLOSE, UPHILL BS23 4SJ

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### ASKING PRICE OF £580,000

**COOKE & CO**  
*your local property expert*

#### PROPERTY FEATURES

- DETACHED BUNGALOW WITH ANNEXE
- 2/3 BEDROOMS IN MAIN ACCOMODATION
- 2 BEDROOMS IN ANNEXE
- MAIN BEDROOM WITH ENSUITE
- LOUNGE WITH WOOD BURNER
- SOUGHT AFTER LOCATION
- GARAGE & WORKSHOP
- PARKING FOR SEVERAL CARS

# 9 WILLOW CLOSE, W-S-M, BS23 4SJ



## MAIN BUNGALOW ENTRANCE HALL

With UPVC double glazed door & window, radiator, tiled floor.

## LOBBY

With double glazed entrance door & side panel, radiator and wood laminate flooring

## INNER HALL

With radiator, wood laminate flooring, airing cupboard with electric bar heater, built in cupboard and understairs cupboard

## LOUNGE

20' 90" x 11' 48" (8.38m x 4.57m) With fireplace with a slate hearth and fitted wood burner, two radiators, wood strip flooring, double glazed windows and sliding patio doors to the rear of the garden

## STUDY/BEDROOM

11' 52" x 10' 53" (4.67m x 4.39m) With built in wardrobe, two double glazed windows, radiator

## BEDROOM 2

13' 98" x 11' 97" (6.45m x 5.82m) With two fitted double wardrobes, double glazed windows, radiator

## SHOWER ROOM

With white suite comprising of large shower cubicle, pedestal hand wash basin, part tiled walls, double glazed windows, underfloor heating, radiator, tiled floor, heated towel rail, built in airing cupboard housing brand new Vaillant gas boiler

## KITCHEN

19' 46" x 12' 83" (6.96m x 5.77m) With one and a half bowl single drainer enamel sink unit with a mixer tap. 'DeLonghi' Rangemaster cooker with overhead cooker hood, part tiled walls, dishwasher included. Comprehensive range of base, wall and drawer units with wood block work tops. Underfloor heating, two radiators, tiled floor, double glazed windows and stable door to the rear garden

## UTILITY ROOM

9' 86" x 5' 35" (4.93m x 2.41m) With one and a half bowl single drainer enamel sink unit with mixer tap, plumbing for washing machine, fitted cupboard, tiled floor, under floor heating and radiator, door to Annexe.

## CLOAKROOM

With white suite comprising of low level WC, pedestal hand wash basin, tiled splash back, tiled floor and underfloor heating

## MASTER BEDROOM

15' 12" x 13' 35" (4.88m x 4.85m) Accessed via stairs from the lobby to first floor landing with radiator. Bedroom has built in double wardrobe, double glazed window and Velux window electrically operated with a rain sensor and an electric blind. Large walk in wardrobe with hanging rails, fitted shelving and radiator

## ENSUITE SHOWER ROOM

With white suite comprising of shower cubicle, low level WC, hand wash basin, part tiled walls. Heated towel rail tiled floor with under floor heating, Velux double glazed window.

## ANNEXE

Can be accessed by its own Entrance door or via the utility room within the main bungalow.

## ANNEXE ENTRANCE HALL

With double glazed door, radiator, cupboard with plumbing for washing machine also housing the Valliant gas boiler

## BEDROOM

10' 20" x 9' 38" (3.56m x 3.71m) With radiator, double glazed window & door to the rear garden

## BEDROOM

11' 84" x 8' 76" (5.49m x 4.37m) With radiator, double glazed window, connecting door to the main house.

## SHOWER ROOM

With white suite comprising of shower cubicle with 'Mira' shower unit, pedestal hand wash basin, tiled splash back, heated towel rail, double glazed window.

STAIRS FROM THE HALL TO....

## LOUNGE

18' 04" x 17' 55" (5.59m x 6.58m) Dual aspect double glazed windows, two radiators, wide opening to.....

## KITCHEN

17' 29" x 9' 48" (5.92m x 3.96m) With one and a half bowl single drainer sink unit with mixer tap. Range of base wall and drawer units with contrasting worktops. Fitted 'New World' electric four ring hob with cooker hood, 'Belling' oven. Integrated fridge/freezer. Part tiled walls, radiator, double glazed window and Velux double glazed window.

# 9 WILLOW CLOSE, WESTON-SUPER-MARE, BS23 4SJ

## CLOAKROOM

With white suite comprising of low level WC, pedestal hand wash basin, tiled splash back, radiator, Velux double glazed window.

## OUTSIDE

The driveway is laid to chippings and provides parking for several vehicles. Outside water tap, power, lighting and Zappi EV point, gate leading to....

## GARAGE

24' 25" x 13' 48" (7.95m x 5.18m) With electrically operated roller door, LED strip lighting and power, concrete base. Roof replaced and treated 2023.

## WORKSHOP

11' 75" x 10' 60" (5.26m x 4.57m) With fitted work bench, fitted units, LED strip lighting, wall mounted electrical heater. Door to...

Cloakroom, with white low level WC and pedestal wash basin with tiled splash back

## REAR GARDEN

South facing rear garden is laid to lawn with areas of chippings, flower borders and large area of decking, there is also a separate area of decking from the Annex. Outside sink h/c ideal for BBQ area, the Uphill Great Rhyne can be accessed from the gate in the garden

Main bungalow - Council tax band E - £2549.79 2023/24

Annex - Council tax band A - £1390.80 2023/24 - can be exempt if being occupied by the owner/family of the main bungalow.

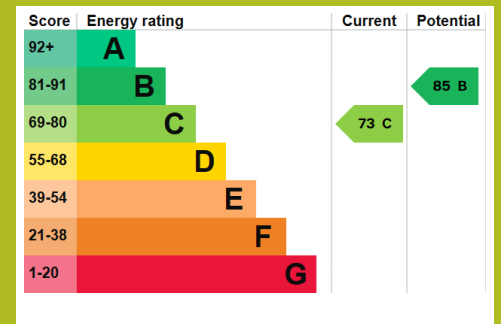


## Council Tax:

Band E

## Local Authority:

North Somerset District Council



enquiries@cookeproperty.com

## OFFICE CONTACT INFO

236 High Street  
 Worle  
 Weston-Super-Mare  
 Avon  
 BS22 6JE

01934 522244  
 enquiries@cookeproperty.co.uk  
 www.cookeproperty.co.uk

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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