



35A VALE CRESCENT, ST.GEORGES BS22 7XJ

£469,995

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED BUNGALOW
- THREE/FOUR BEDROOMS
- DOUBLE GARAGE/WORKSHOP
- KITCHEN & UTILITY
- LOUNGE
- DINING ROOM
- D/GLAZING & GAS C/HEATING
- PARKING FOR SEVERAL CARS
- WRAP AROUND GARDENS

35A VALE CRESCENT, ST. GEORGES



Cooke & Co are delighted to offer for sale this attractive, detached three/four bedroom bungalow, beautifully set in large secluded grounds, providing off road parking for several vehicles and a wrap around garden giving you all day sunshine. The bungalow is ideally located on a quiet road in the highly regarded St Georges area, allowing for good access to local shops, train station bus routes and the motorway. The bungalow boasts a large double garage and workshop with electric, patio doors leading to the garden, offering potential for a conversion to an annexe, an outdoor cloak room and a fully insulated and double glazed summer house.

The bungalow itself briefly comprises of three bedrooms, master with en-suite cloakroom, one with access into conservatory, separate living room, separate dining room which could be used as a bedroom, family bathroom with shower cubicle, fully fitted kitchen with integrated appliances, breakfast bar and utility room and conservatory.

FRONT OF PROPERTY

Extensive driveway with parking for several vehicles, leading to large double garage and workshop with electric up and over door & electric supply with own consumer unit and patio doors leading to the rear garden. Garden laid to lawn and a variety of shrubs. Gated entrance to undercover utility area leading into rear garden

ENTRANCE

Double glazed conservatory leading to double glazed PVC front door into hallway

ENTRANCE HALL

Oak wood flooring, radiator, consumer unit, large storage cupboard with sliding doors

LIVING ROOM

16' 4" x 13' 0" (4.98m x 3.96m) Oak door, log burner, double glazed windows to front and side, two radiators

DINING ROOM

12' 6" x 9' 9" (3.81m x 2.97m) Oak door and oak flooring, double glazed window to front, radiator

KITCHEN/BREAKFAST ROOM

14' 5" x 11' 7" (4.39m x 3.53m) Oak door, fully fitted kitchen with integrated dishwasher, fridge freezer, double oven, electric hob with extractor hood over, 1 1/2 bowl sink with mixer tap, breakfast bar, double glazed windows to side and rear, radiator.

Door leading to utility room.

UTILITY ROOM

7' 6" x 6' 2" (2.29m x 1.88m) Oak door, a range of wall and base units, single bowl sink with mixer tap, space for washing machine, radiator, double glazed door leading to conservatory

CONSERVATORY

11' 8" x 9' 5" (3.56m x 2.87m) Electric radiator, door leading to rear garden

FAMILY BATHROOM

Oak door, corner bath, sink with vanity unit under, WC, shower cubicle with overhead mains shower, two double glazed obscure windows to rear

BEDROOM ONE

13' 1" x 13' 4" (3.99m x 4.06m) Oak door, variety of built in wardrobes, with ensuite WC & sink with vanity unit under, radiator, double glazed window to front

BEDROOM TWO

13' 0" x 8' 5" (3.96m x 2.57m) Oak door, radiator, double glazed window to side

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BEDROOM THREE

9' 7" x 10' 5" (2.92m x 3.18m) Oak door and oak flooring, built in wardrobes, double glazed patio door into conservatory and door leading into garden with decked area, radiator.

REAR GARDEN

Wrap around garden bordered with wall and fencing, laid to lawn, pathway laid to slabs, decorative pergola area, raised decked area, water feature, large variety of shrubs, outside water and electric supply.

Cabin cloakroom with lighting, WC, sink with vanity unit under.

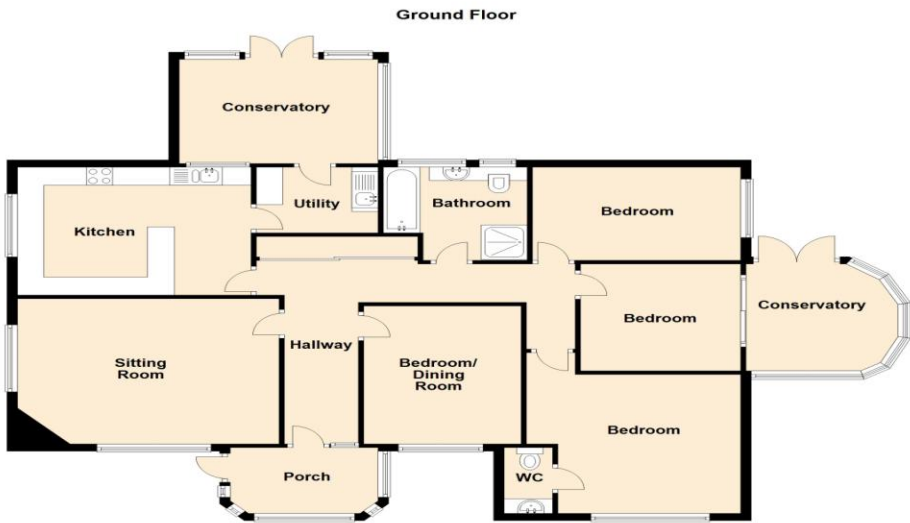
Summerhouse, fully insulated and double glazed with electricity 11.5ft x 16.3ft (3.48m x 4.95m)

storage shed and greenhouse

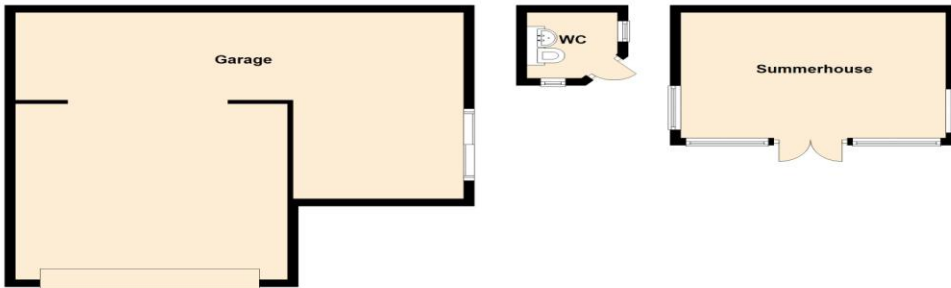
Gated side access to front of property



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



Outbuildings



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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

