



9 WILLOW CLOSE, UPHILL BS23 4SJ

ASKING PRICE OF £580,000

COOKE & CO
your local property expert

PROPERTY FEATURES

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

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MAIN BUNGALOW ENTRANCE HALL

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

LOBBY

With double glazed entrance door, double glazed 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, coved ceiling, fitted shelving, two radiators, wood strip flooring, dual aspect double glazed windows and double glazed sliding patio doors to the rear of the garden

BEDROOM 2

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

STUDY/BEDROOM 3

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

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 Vaillant gas fired boiler

providing domestic hot water and central heating to the main Bungalow

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. 'Delongi' range cooker with overhead cook 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, dual aspect double glazed windows and stable style 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, built in double wardrobe, double glazed window and Velux double glazed 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 fired boiler providing domestic hot water and central heating for the Annexe

BEDROOM 4

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

BEDROOM 5

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

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

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glazed window and Velux double glazed window.

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

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

Main Bungalow EPC rating C

Annex EPC rating C



Council Tax:

Band E

Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

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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