



## 21 GARSDALE ROAD, MILTON

### ASKING PRICE OF £359,000

**COOKE & CO**  
your local property expert

#### PROPERTY FEATURES

- SEMI DETACHED DORMA-BUNGALOW
- 4 BEDROOMS
- LARGE CONSERVATORY
- SHOWER ROOM
- FAMILY BATHROOM
- STUDY
- GAS CENTRAL HEATING
- PARKING & GARAGE

# 21 GARSDALE ROAD, MILTON, BS22 8PT



Cooke & Co are delighted to offer for sale, this  $\frac{3}{4}$  bedroom semi-detached DORMER BUNGALOW, situated on this quiet road in the POPULAR MILTON area providing easy access to local shops, train station and motorway. The bungalow provides great space inside and out with great potential!

\*Internal viewing highly recommended to appreciate the attributes this home has to offer\*

In brief, the property comprises of a driveway with under cover port, garage and utility room, kitchen, lounge, 4 bedrooms plus a study/dining room, large conservatory, shower room & large family bathroom, and ideally positioned for all day sunshine!

## FRONT OF PROPERTY

Gated driveway and front garden laid to patio slabs, car port leading to garage with up and over door

## ENTRANCE HALL

Via porch area, doors leading to further rooms and stairs to first floor, radiator, storage cupboard

## KITCHEN

14' 2" x 8' 1" (4.32m x 2.46m) A range of wall and base units with worktop over, tiled splash backs, single stainless steel sink, space for cooker with wall mounted extractor, plumbing for washing machine, tumble dryer and fridge freezer and space for dishwasher. Dual aspect double glazed windows, radiator, sliding glass doors into lounge

## LOUNGE

16' 1" x 10' 5" (4.9m x 3.18m) Gas fire with surround and hearth, radiator, double glazed window to front

## DOWNSTAIRS BEDROOM

10' 4" x 10' 3" (3.15m x 3.12m) Large storage cupboard, radiator, window to rear

## STUDY

8' 9" x 7' 0" (2.67m x 2.13m) Radiator, double glazed patio doors into conservatory

## CONSERVATORY

17' 1" x 10' 0" (5.21m x 3.05m) Double glazed and Perspex roof, sliding patio doors leading to garden, door to the side leading to garden, two radiators

## SHOWER ROOM

Corner shower cubicle with electric shower, sink with vanity unit under, WC, radiator, electric wall mounted heater, obscure double glazed window to side

## STAIRS TO FIRST FLOOR

Currently fitted stair lift

Doors leading to

## BACK BEDROOM

10' 5" x 7' 3" (3.18m x 2.21m) Radiator, double glazed window to rear, door leading to Jack & Jill bathroom

## FRONT BEDROOM

12' 9" x 10' 5" (3.89m x 3.18m) Radiator, double glazed window to front, airing cupboard housing Vaillant combi boiler

Door leading to side bedroom



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## SIDE BEDROOM

12' 4" x 8' 1" (3.76m x 2.46m) Roof void access, double glazed window to side, fitted wardrobe, radiator, pedestal sink

door also leading to Jack & Jill bathroom



## FAMILY BATHROOM

8' 9" x 7' 1" (2.67m x 2.16m) Three piece suite comprising of panel bath with mains shower overhead, pedestal sink, WC, fully tiled, radiator, electric wall mounted heater, window to rear, extractor fan



## REAR GARDEN

Mainly laid to patio slabs and mature shrubs, fully enclosed with fence panels, access to utility room and garage, outside water tap

## GARAGE

8' 0" x 7' 8" (2.44m x 2.34m) Up and over door, electric and water supply with butler sink

## UTILITY ROOM

8' 0" x 7' 8" (2.44m x 2.34m) A range of wall and base units with work top over, plumbing for washing machine, tumble dryer and upright fridge freezer

## Council Tax:

Band C

## Local Authority:

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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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