



16 WESTWOOD CLOSE, WORLE

ASKING PRICE OF £425,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED FAMILY HOME
- RARELY AVAILABLE
- FOUR BEDROOMS
- DOWNSTAIRS WC
- KITCHEN/DINER
- UTILITY
- DOUBLE GARAGE
- PARKING FOR 2 CARS
- GAS C/HEATING & D/GLAZING

16 WESTWOOD CLOSE, WORLE BS22 6JU 4 1 1 C

COOKE & CO are delighted to bring to the market for sale this FOUR BEDROOM, DETACHED family home, situated in a quiet CUL DE SAC just off Worle High Street and backs onto playing fields. Properties on this small development, consisting of 16 homes are RARELY AVAILABLE!! Well placed for access to a whole host of amenities including schools, public transport and shops.

In brief the property further comprises of kitchen/diner, utility, downs stairs WC, lounge, family bathroom, double garage with parking, and a good sized south facing garden.

FRONT OF PROPERTY

Front garden laid to lawn with pathway leading to front porch, block paved driveway with space for 2 cars, double garage with up & over doors

ENTRANCE

Double glazed door leading into porch/boot room, double glazed window to front, meter boxes

Double glazed door leading into entrance hall

ENTRANCE HALL

Stairs to first floor, radiator, doors to lounge, kitchen & cloakroom, under stair storage cupboard

KITCHEN/DINER

25' 5" x 7' 9" (7.75m x 2.36m) A range of wall and base units with work top over & splash back, single bowl sink with mixer tap, electric oven and hob with extractor over, built in dishwasher, breakfast bar dividing kitchen and dining room, radiator, double glazed window to rear. Archway into utility

Dining area- double glazed window to front, radiator

UTILITY ROOM

6' 7" x 5' 3" (2.01m x 1.6m) A range of wall and base units with worktop over, space for fridge freezer, plumbing for washing machine, cupboard housing wall mounted IDEAL combi boiler (approx. 6 yrs old) double glazed window and door to rear

CLOAKROOM

WC, small washbasin, part tiled

LOUNGE

20' 3" x 11' 1" (6.17m x 3.38m) Double glazed window to front, double glazed patio doors leading to rear garden, radiators x 2

LANDING

Roof void access

MASTER BEDROOM

11' 4" x 11' 8" (3.45m x 3.56m) Double glazed window to front, storage cupboard, radiator

BEDROOM TWO

11' 2" x 9' 5" (3.4m x 2.87m) Double glazed window to front, radiator

BEDROOM THREE

10' 3" x 8' 1" (3.12m x 2.46m) Double glazed window to rear, radiator

BEDROOM FOUR

8' 2" x 8' 0" (2.49m x 2.44m) Double glazed window to rear, radiator

16 WESTWOOD CLOSE, WESTON-SUPER-MARE, BS22 6JU

BATHROOM

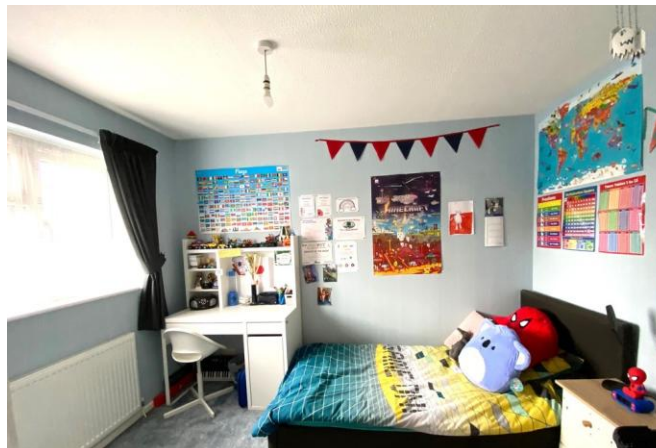
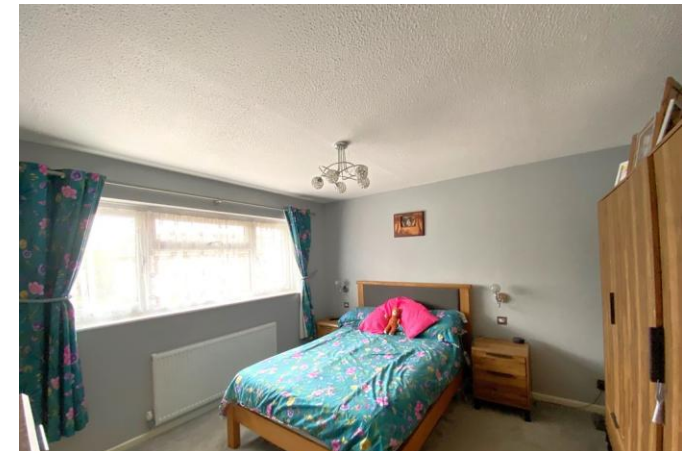
P shaped bath with mains shower over & shower screen, concealed WC and wash basin with vanity unit under, obscure double glazed window to rear, radiator

REAR GARDEN

33' 0" x 33' 5" (10.06m x 10.19m) Extending to 49" 1" laid to patio and lawn, enclosed with timber fencing and part wall, gate access to the side for driveway, door entrance to back of garage, outside tap

DOUBLE GARAGE

With up & over doors, power & lighting



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 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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