



11 KINGFISHER ROAD, MEADVALE

£340,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED BUNGALOW
- THREE BEDROOMS
- SOUTH FACING GARDEN
- CONSERVATORY
- LARGE DRIVEWAY
- GARAGE & WORKSHOP
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

11 KINGFISHER ROAD, BS22 8UX



COOKE & CO are delighted to offer for sale with NO CHAIN, this THREE BEDROOM DETACHED BUNGALOW, situated on a quiet cul-de-sac in Meadvale, occupying a good sized plot and an attractive large south facing garden. The bungalow is ideally located on the level and within close proximity to shops on Mead Vale, a ten minute walk to Worle high street and easy access to bus routes.

In brief, the bungalow further comprises of, large front garden and driveway for several vehicles, garage & workshop, large conservatory, kitchen, shower room and lounge.

FRONT OF PROPERTY

Large front garden laid to shingle and paved pathway leading to the rear garden, block paved driveway to the side for several vehicles leading to garage with up and over door

ENTRANCE

uPVC double glazed door into lean to porch with double glazed door leading to rear garden

Internal door leading to entrance hall

ENTRANCE HALL

Cupboard housing Vaillant Combi boiler (approx. 1 yr old), consumer unit, and meter. Radiator

Door leading to kitchen & lounge

KITCHEN

9' 2" x 8' 1" (2.79m x 2.46m) Range of wall and base units with work top over and splash back, stainless steel single bowl sink with mixer tap. Space for cooker and fridge freezer, plumbing for washing machine. Double glazed window to front, tiled flooring

LOUNGE

19' 6" x 10' 7" (5.94m x 3.23m) Electric fire, radiator, double glazed window to rear and double glazed patio doors to conservatory

Door leading to inner hallway to further rooms

INNER HALLWAY

Airing cupboard with radiator, radiator

MASTER BEDROOM

13' 8" x 8' 7" (4.17m x 2.62m) Double glazed window to rear, triple built in wardrobe, radiator

BEDROOM TWO

11' 2" x 7' 5" (3.4m x 2.26m) Double glazed window to side, triple built in wardrobe, radiator

BEDROOM THREE

8' 2" x 7' 5" (2.49m x 2.26m) Double glazed window to front, radiator

BATHROOM

Comprising of corner shower cubicle with mains shower, WC, wash basin with vanity unit under, chrome heated towel rail, double glazed obscure window to front, tiled floor

CONSERVATORY

14' 2" x 8' 5" (4.32m x 2.57m) Low level brick wall and double glazed windows and double glazed patio doors leading to garden. Radiator

REAR GARDEN

South facing large garden mainly laid to lawn with patio area laid to slabs, variety of mature shrubs, greenhouse, side access to garage and workshop

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GARAGE

30' 1" x 7' 6" (9.17m x 2.29m) Widening to 11'3" at the back incorporating the work shop area, power and lighting, base units with work top over

FURTHER BENEFITS

New roof ridge tiles

Soffit vents fitted

New combi boiler

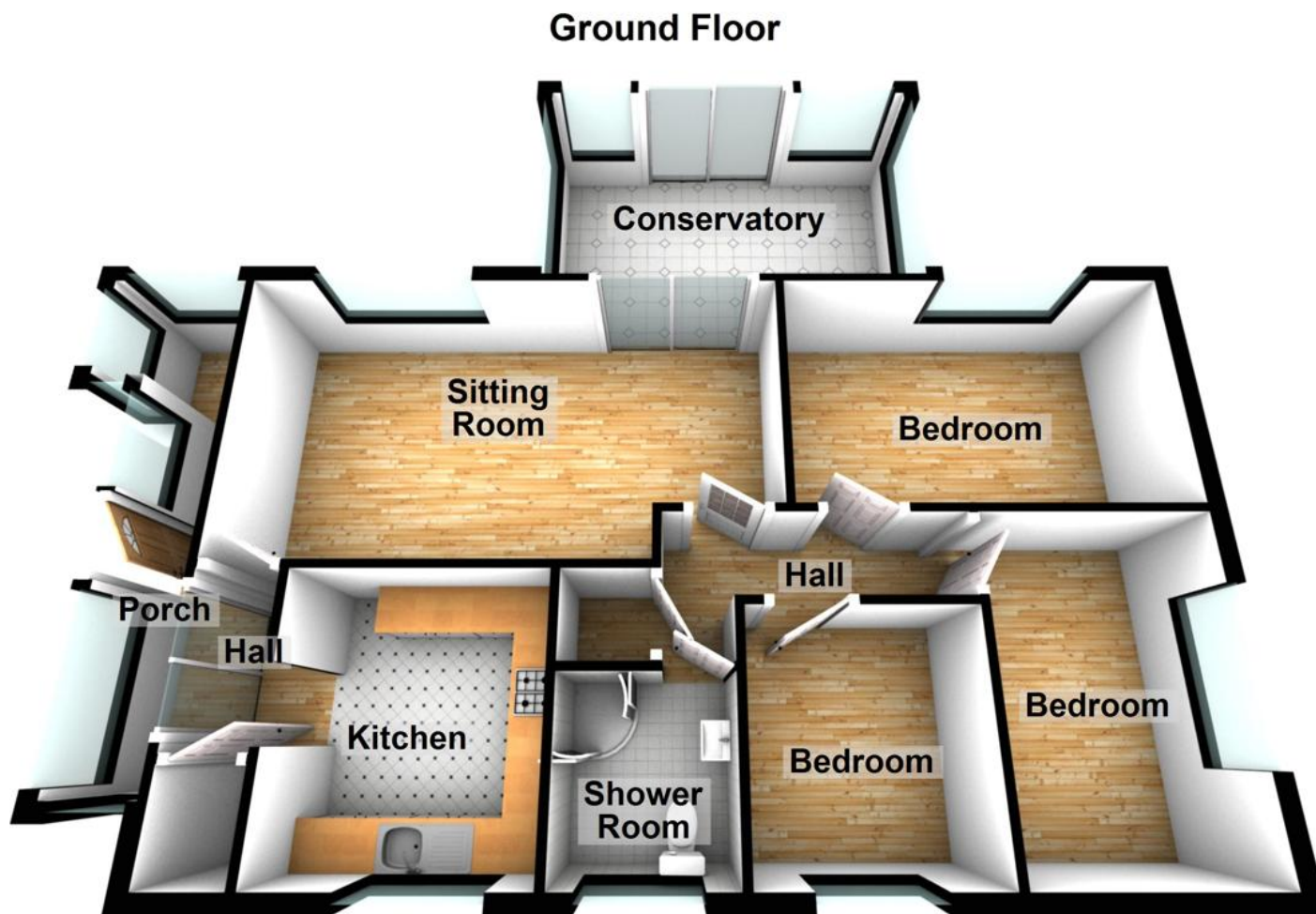


Council Tax:

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	65 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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