



24 DUNEDIN WAY, ST.GEORGES

ASKING PRICE OF £440,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED HOUSE
- 4 GOOD SIZED BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN/DINER & UTILITY
- CONSERVATORY
- CLOAKROOM, FAMILY BATHROOM
- INTEGRAL GARAGE
- OFF ROAD PARKING 2/3 VEHICLES

24 DUNEDIN WAY, ST.GEORGES BS22 7RW 4 2 2 C

COOKE & CO are delighted to offer for sale this immaculately presented SPACIOUS, FOUR BEDROOM DETACHED HOUSE, located in the popular area of St.Georges, offering countryside views to the front and conveniently located for access to the M5 motorway, Worle train station and plenty of shopping options - all within 5 minutes drive from the house. There are also some great walks around the adjacent countryside, right on your doorstep.

In brief, the property provides 4 GOOD SIZE bedrooms, two bathrooms of which one is ensuite to master, downstairs cloakroom, two reception rooms, kitchen/diner & utility room, integral garage, conservatory, good sized south westerly facing garden, driveway for 2/3 vehicles.

****Viewing a must to appreciate the attributes this home has to offer ****

FRONT OF PROPERTY

Large hard standing driveway for 2/3 vehicles, garden area laid to lawn to the right hand side, side pathway and timber gate leading to rear garden.

Garage entrance with up & over door

ENTRANCE HALL

Via uPVC double glazed door, radiator, stairs to first floor, open under stair storage

Doors leading to

CLOAKROOM

Corner pedestal wash basin, low level WC, radiator, part tiled

LOUNGE

16' 5" x 11' 4" (5m x 3.45m) Double glazed windows to front, two radiators, feature fireplace with inset gas fire with marble effect surround and base, wall lights. double timber doors with multi glazed panels leading to dining room

KITCHEN/DINER

17' 0" x 10' 4" (5.18m x 3.15m) Fitted with a range of wall & base units, work top over, stainless steel 1 1/2 bowl sink drainer with mixer tap, tiled splash backs. Storage cupboard. Built in electric oven & grill with gas hob and extractor over, plumbing for dishwasher, space for fridge freezer, ceramic tiled flooring, double glazed window to rear

Dining area - Double glazed French doors leading to conservatory, ceramic tiled floor, radiator

UTILITY ROOM

8' 1" x 4' 9" (2.46m x 1.45m) Side aspect uPVC double glazed door, wall & base units with work top over, single inset sink and drainer with mixer tap, tiled splash backs, plumbing for washing machine, space for tumble dryer, radiator, door leading to garage

DINING ROOM

10' 4" x 9' 1" (3.15m x 2.77m) Double glazed window to rear, radiator, double timber doors with multi glazed panels leading to lounge

CONSERVATORY

10' 7" x 8' 4" (3.23m x 2.54m) Multi aspect double glazed windows over low level walling, poly-carb roof, ceramic tiled flooring, 2 dual power points and side aspect double glazed door leading to garden

FIRST FLOOR LANDING

Door to airing cupboard housing Vaillant Combi boiler approx. 6 yrs old and regularly serviced, loft hatch with ladder, part boarded, radiator, doors leading to

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BEDROOM ONE

12' 6" x 11' 6" (3.81m x 3.51m) Double glazed window to front with views across open fields, Two integral double wardrobes, radiator, door leading to

ENSUITE SHOWER ROOM

Shower cubicle with mains shower, low level WC, pedestal wash basin, tiled splash backs, obscure double glazed window to front



BEDROOM TWO

14' 6" x 8' 4" (4.42m x 2.54m) Double glazed window to front, radiator, double integral wardrobe



BEDROOM THREE

12' 3" x 8' 7" (3.73m x 2.62m) Double glazed window to rear, radiator, integral wardrobe, door leading to 'jack and jill' bathroom



BEDROOM FOUR

11' 8" x 8' 4" (3.56m x 2.54m) Double glazed window to rear, radiator, integral wardrobe, radiator

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

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BATHROOM

8' 9" x 5' 3" (2.67m x 1.6m) Three piece suite comprising of panel bath with mains shower over, WC, pedestal wash basin, splash back tiling, radiator



REAR GARDEN

40' 6" x 32' 5" (12.34m x 9.88m) Enclosed by timber panel fencing, mainly laid to lawn with a variety of shrubs and flower borders, patio area. South westerly facing

INTEGRAL GARAGE

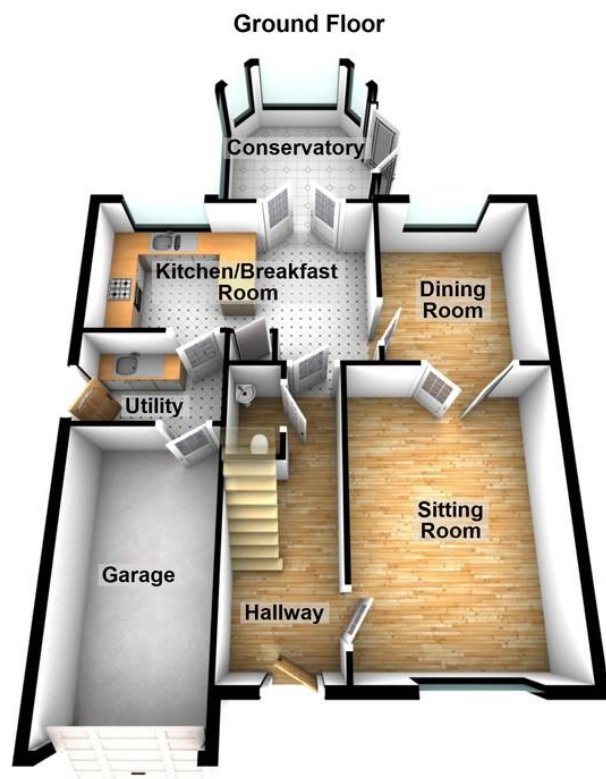
16' 1" x 8' 2" (4.9m x 2.49m) Power & lighting, up & over door

Viewings:

By prior appointment with the agent

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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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