



## 23 ROWAN PLACE, WESTON-SUPER- ASKING PRICE OF £375,000

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### PROPERTY FEATURES

- FOUR BED DETACHED HOME
- INTEGRAL GARAGE
- CONSERVATORY
- MULTICAR DRIVEWAY
- OPEN PLAN LIVING AREA
- SOUGHT-AFTER LOCATION

## 23 ROWAN PLACE, WESTON-SUPER-



This well-presented four-bedroom detached home is tucked away just off a cul-de-sac, offering a peaceful setting while remaining extremely convenient for Worle Parkway train station, the M5 motorway junction and nearby shops. It's an ideal choice for those looking for both privacy and excellent transport links.

The property is entered via a sheltered porch that opens into a welcoming hallway with stairs to the first floor. From here, the lounge sits to the front of the house and features a fireplace with an electric fire, creating a comfortable and inviting living space. An open archway leads through to the dining area, which in turn opens into the conservatory. This bright and versatile room overlooks the rear garden and provides direct access outside, making it a great space for relaxing or entertaining.

The kitchen/breakfast room is well laid out with a range of fitted wall and base units, complementary work surfaces and a breakfast bar. Integrated cooking appliances are included, along with space for all the usual white goods. A window overlooks the rear garden and a side door provides additional access outside. Also on the ground floor is a useful cloakroom, along with an inner hallway that offers under-stairs storage and internal access into the integral garage.

Upstairs, the main bedroom benefits from its own en-suite shower room. There are three further bedrooms, all well proportioned, making the layout suitable for families, guests or home working. The family bathroom is fitted with a bath and shower over, along with a wash basin and WC.

Outside, the front of the property provides generous off-road parking thanks to a tarmac driveway, additional hard standing and a block-paved garden area. The integral garage has power and lighting, houses the gas-fired boiler and can be accessed directly from inside the house, offering potential for conversion if additional living space is desired. To the rear, the enclosed garden has been updated to a sleek patio area that looks out over a lawn, creating a smart, low-maintenance space ideal for outdoor dining and relaxation.

### ENTRANCE HALL

5' 2" x 5' 2" (1.6m x 1.6m) Composite front door, stairs to first floor, access to lounge.

### LOUNGE

13' 9" x 10' 9" (4.2m x 3.3m) UPVC double glazed window to front, electric fireplace, radiator, flooring laid to carpet.

### DINING ROOM

8' 10" x 8' 6" (2.7m x 2.6m) Sliding doors to conservatory, radiator, flooring laid to carpet.

### CONSERVATORY

11' 1" x 9' 2" (3.4m x 2.8m) UPVC double glazed windows and doors, PVC roof, tiled flooring.

### KITCHEN/BREAKFAST ROOM

13' 9" x 8' 10" (4.2m x 2.7m) UPVC double glazed window to rear, wall and floor mounted cupboard with countertop over, inset stainless steel sink and drainer, integrated electric hob and cooker, breakfast bar, vinyl flooring.

### CLOAKROOM

4' 11" x 2' 11" (1.5m x 0.9m) UPVC double glazed window to side, hand wash basin, low level WC

### LANDING

6' 2" x 5' 6" (1.9m x 1.7m) Access to all first floor rooms, flooring laid to carpet.

### BEDROOM

14' 1" x 8' 2" (4.3m x 2.5m) UPVC double glazed window to front, access to ensuite radiator, flooring laid to carpet.



# 23 ROWAN PLACE, WESTON-SUPER-MARE, BS24 7RP

## ENSUITE

8' 2" x 4' 3" (2.5m x 1.3m) UPVC double glazed window to front, hand wash basin, low level WC, stand alone shower.

## BEDROOM

14' 1" x 8' 2" (4.3m x 2.5m) UPVC double glazed window to front, fitted wardrobes, radiator, flooring laid to carpet.

## BEDROOM

8' 10" x 8' 2" (2.7m x 2.5m) UPVC double glazed window to rear, radiator, flooring laid to carpet.

## BEDROOM

8' 10" x 6' 10" (2.7m x 2.1m) UPVC double glazed window to rear, radiator, flooring laid to carpet.

## BATHROOM

6' 10" x 5' 6" (2.1m x 1.7m) UPVC double glazed window to rear, bath with shower over, hand wash basin, low level WC.

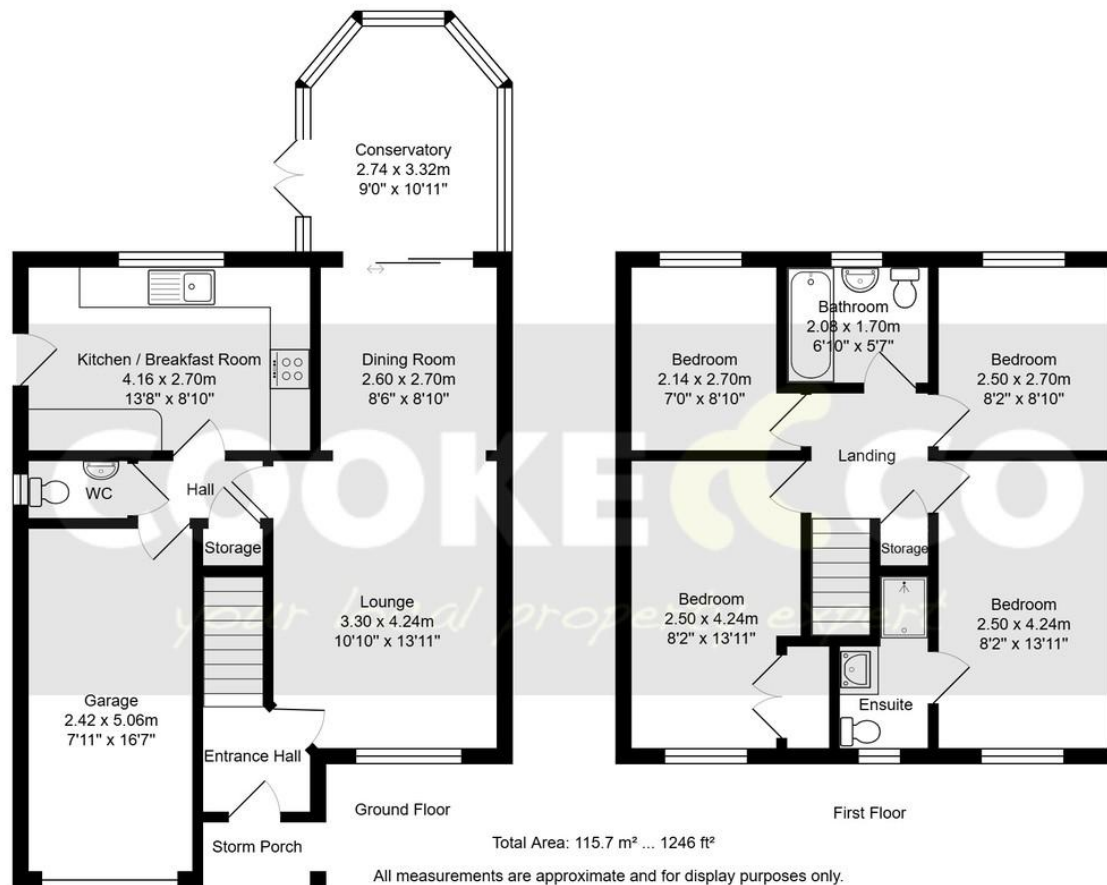


### Council Tax:

Band E

### Local Authority:

North Somerset District Council



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