

**Harris & Lee**  
Estate Agents

www.harrisandlee.net  
01934 519200

# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Cream Croft Lane*

*OIEO £425,000*

- \* 4 Bedroom Detached House
- \* Kitchen/Dining/Family Room
- \* Energy Efficient-Solar Panels
- \* 23' x 10' Garage
- \* 23' Lounge
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## 2 Cream Croft Lane, Banwell, Weston-s-Mare, BS29 6DY

### Description

There is 'no onward chain' with this energy efficient Bellway Home built in 2023 to the 'Milliner' design, featuring a stylish 'wrap around' kitchen/dining/family room in addition to a separate 23' living room. All 4 bedrooms can accommodate a double bed and a downstairs cloakroom and en-suite shower room complement the family bathroom. Thousands have been spent on upgrades and many will appreciate the benefits of a larger than average garage measuring 23' x 10'. This nearly new home is ideally situated for commuters with the M5 motorway junction 22 in close proximity. Beautifully presented inside and outside, hence viewing is strongly advised.

### Accommodation

#### Entrance

Pathway to double glazed front entrance door, with glass canopy over and outside light.

#### Entrance Hall

A spacious hallway with plenty of natural light featuring stairs rising to the first floor. Built-in cupboard. Smooth ceiling finish, radiator. Tiled floor.

#### Downstairs Cloakroom

Low level WC and pedestal wash hand basin. Tiling to floor and walls. Heated towel rail.

**Lounge** 22' 10" x 10' 3" (6.95m x 3.12m) A dual aspect reception room double glazed windows to front and rear plus double doors to the rear garden. Smooth ceiling finish, 2 radiators.

**Kitchen/Dining/Family Room** 19' 10" x 8' 10" (6.04m x 2.69m) increasing to 19'4" maximum. A 'wrap around' L-shaped space, ideal for family and friends to interact and socialize. The kitchen area is fitted with 'Shaker' style wall and base units with granite work surfaces, inset 1 and 1/2 bowl sink unit with telescopic mixer tap. Integrated washer/dryer, dishwasher and fridge/freezer. 'AEG' 5 ring gas hob with cooker hood over. 'Zanussi' double oven. Smooth ceiling finish with inset spotlights. A dual aspect room with double glazed windows to front and rear plus double doors to the rear garden.

#### First Floor Landing

Walk-in airing cupboard housing the hot water tank. Smooth ceiling finish with access to loft space. Radiator.

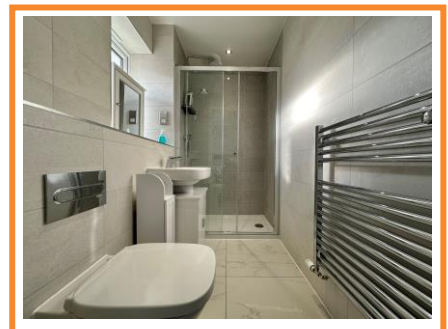
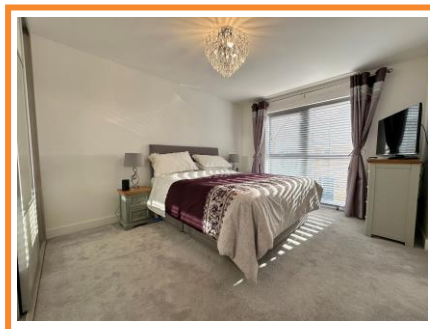
**Bedroom 1** 12' 1" x 10' 5" (3.68m x 3.17m) minimum up to fitted wardrobes to one wall, with mirrored sliding doors. Radiator, smooth ceiling finish. Double glazed window to front aspect. Door to

**En-suite** 7' 6" x 4' 7" (2.28m x 1.40m) maximum. Walk-in shower with mains shower, deluge and handheld attachments. Wash hand basin with cupboards below plus WC. Tiling to floor and walls. Heated towel rail. Smooth ceiling finish with inset spotlights. Obscure double glazed window.

**Bedroom 2** 11' 7" x 10' 0" (3.53m x 3.05m) maximum. An L-shaped room with radiator, smooth ceiling finish. Double glazed window to front aspect.

**Bedroom 3** 9' 7" x 8' 5" (2.92m x 2.56m) Radiator, smooth ceiling finish. Double glazed window to rear aspect.

**Bedroom 4** 10' 8" x 8' 3" (3.25m x 2.51m) An L-shaped room with radiator, smooth ceiling finish. Double glazed window to rear aspect.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

### Family Bathroom 7' 3" x 5' 6" (2.21m x 1.68m)

minimum. White suite of panelled bath with mains shower and side screen, wash hand basin with cupboard below and WC. Heated towel rail, tiling to floor and walls. Smooth ceiling finish with inset spotlights. Obscure double glazed window to rear aspect.

### Outside

Small open plan garden to front with shrubs. An adjacent driveway provides off road parking and leads to the larger than usual garage, measuring 23' x 10' approximately. This is accessed via an up and over door, power and lighting, loft storage capability, plus personal door to the rear garden. The rear garden is enclosed with a combination of fencing and brick walling, laid to lawn and patio, with shrubs and outside tap.

### Tenure

Freehold, council tax band is 'E'.

### Other Material Information

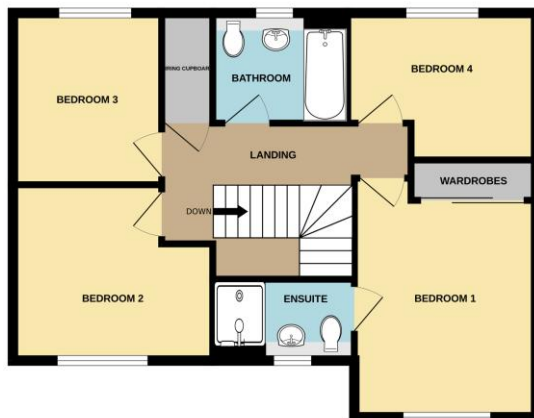
Gas central heating and double glazing. GOV.UK illustrates a low risk of flooding from rivers, sea and surface water. Flooding unlikely from groundwater or reservoir. Openreach and Rightmove are yet to illustrate data relating to the broadband speed available at this address.

**The energy rating for this property is 'B91'.**

GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024