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Cherrywood Road

£399,950

- * *Detached Residence*
- * *Converted into the Loft*
- * *3 Double Bedrooms*
- * *3 Bathrooms*
- * *2 Receptions*
- * *Southerly Rear Garden*



114 High Street, Worle, BS22 6HD

4 Cherrywood Road, Worle, Weston-s-Mare, BS22 6QN

Description

An impressive loft conversion adds 2 double bedrooms to this former detached bungalow, both bedrooms benefitting from en-suite shower facility. This unique home is situated in close proximity to Worle High Street amenities and offers very flexible accommodation and could be adapted into a '4' bedroom home if desired. There is another double bedroom on the ground floor and in addition to a separate living room, there is an 18' sitting/dining room. A useful utility room complements the kitchen and the rear garden enjoys a southerly facing aspect. Adjacent garage and driveway parking.

Accommodation

Entrance

Double glazed door to entrance porch with wood effect flooring, radiator and further door to

Entrance Hall

Wood effect flooring, coved ceiling, radiator, picture rail. Built-in cupboard with light.

Living Room 14' 8" x 13' 2" (4.47m x 4.01m)

Wood effect flooring, picture rail, coved ceiling with inset spotlights. 2 feature vertical radiators. Double glazed window and double doors to the rear aspect.

Sitting/Dining Room 18' 4" x 10' 8" (5.58m x 3.25m) reducing to 8'8", plus staircase rising to the first floor accommodation. A flexible dual aspect reception room with double glazed windows to front and side. 2 radiators.

Downstairs Bedroom 3 12' 0" x 11' 0" (3.65m x 3.35m) plus useful storage recess. Picture rail, coved ceiling, radiator. Double glazed window to front aspect.

Kitchen 13' 2" x 9' 10" (4.01m x 2.99m) 'Shaker' style wall and base units with granite work surfaces and 'butler' style sink unit with mixer tap over. Space for cooker, dishwasher and upright fridge/freezer. Smooth ceiling finish with inset spotlights. Double glazed window to rear aspect. Door to side to

Utility 10' 0" x 5' 3" (3.05m x 1.60m) Sink unit plus wall and base units. Space for washing machine and tumble dryer. Radiator. Gas fired boiler. Door to side courtyard and rear of garage

First Floor Landing

Light well affording natural light. Doors to remaining rooms.

Bedroom 1 17' 0" x 11' 3" (5.18m x 3.43m) maximum including en-suite, plus useful eaves storage facility. Smooth ceiling finish with inset spotlights. Radiator. Access to loft space. Double glazed window to front aspect.

En-suite

Shower enclosure with mains shower, vanity unit with drawers below and WC. Shaver socket, 'Velux' window. Heated towel rail.

Bedroom 2 12' 10" x 11' 3" (3.91m x 3.43m) maximum including en-suite, plus useful eaves storage facility. Smooth ceiling finish with inset spotlights. Radiator. Access to loft space. Double glazed window to rear aspect.

En-suite

Shower enclosure with mains shower, vanity unit with drawers below and WC. Shaver socket, 'Velux' window. Heated towel rail.



Outside

Enclosed front garden, laid to lawn with block paved pathway and patio seating area. Gated access to the adjacent driveway providing off road parking, leading to the garage with up and over door. The garage measures 16' x a wider than average 9'6", with power and lighting, work bench, window to rear and personal door to rear. Gated side access to the rear garden which enjoys a south easterly facing aspect, principally laid to patio, with grassed area, plus raised sun terrace. Timber summerhouse and outside tap.



Tenure

Freehold, council tax band is 'D'.

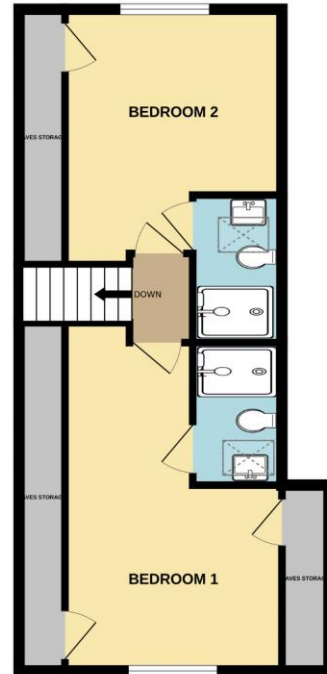
Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 67-80mbps, source: Openreach.

GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.7 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.
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