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Kewstoke

£475,000

- * 4 Bed Detached House
- * 21' Kitchen/Dining Room
- * View Across Park Opposite
- * Double Garage
- * Lovely Westerly Rear Garden
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Chesapeake, Crookes Lane, Kewstoke, BS22 9XF

Description

NO ONWARD CHAIN with this unique family home fronting onto a tree lined village green, offering lovely views to both front and rear aspects. A 25' entrance hall is complemented by an impressive 19' x 13' separate lounge, downstairs cloakroom and utility. The kitchen and dining room have been 'knocked through' to provide a 21' kitchen/dining/sitting room and the main bedroom benefits from en-suite facility. The attached double garage can be accessed internally and there is a driveway with turning bay providing ample off road parking. The rear garden is a particular feature being of a good size and enjoying a westerly facing aspect. Naturally, gas central heating and double glazing are installed and an early viewing is advised as this style of property, in this position, are rarely available. Sand Bay and the coast is situated locally ideal for a pleasant stroll and other village amenities are in close proximity.

Accommodation

Entrance Hall 25' 7" x 7' 9" (7.79m x 2.36m) reducing to 6'1". Entrance via a UPVC double glazed front entrance door with adjacent glazed side panels. The hall is a pleasant initial welcome to the accommodation being of a good size and offering access to the principal rooms on this floor. A recess under stairs is currently being used as a study area. Radiator, smoke detector, staircase rising to the first floor. Window to side.



Downstairs Cloakroom

Low level WC and wash hand basin with cupboard below. Tiled walls, radiator, extractor fan.

Lounge 19' 0" x 13' 0" (5.79m x 3.96m) A dual aspect room with double glazed windows to side and front offering views to the tree lined village green/park opposite. Telephone point, TV point. 2 radiators. Fireplace with electric fire.

Kitchen/Dining Room 21' 6" x 11' 8" (6.55m x 3.55m) Originally two separate rooms, now knocked through and combined to provide an impressive 'Shaker' style kitchen and family space. Fitted wall and base units, work surfaces and sink unit with mixer tap over and 'Metro' style tiling to splash backs. Space for 'Range' style cooker with canopy cooker hood over. Radiator, space for table and chairs. Smooth ceiling finish with inset spot lights. Space for dishwasher. Double glazed window overlooking the rear garden. Radiator, double glazed sliding patio doors to the rear garden.

Utility 9' 1" x 5' 10" (2.77m x 1.78m) Work surface with space for washing machine and tumble dryer below. Gas fired boiler. Wall units. Double glazed window and door to rear garden. Further door providing integral garage access.

First Floor Landing

Built-in airing cupboard. Access to loft space. Double glazed window to side aspect.

Bedroom 1 11' 8" x 11' 8" (3.55m x 3.55m) Radiator, double glazed window to rear with far reaching views across parts of Kewstoke Village to the hillside. Folding door to



En-suite 6' 0" x 5' 8" (1.83m x 1.73m) Double width shower cubicle with sliding door and 'Mira' shower unit. Pedestal wash hand basin and low level WC. Obscure double glazed window to side.

Bedroom 2 13' 1" x 9' 6" (3.98m x 2.89m)
Radiator, double glazed window to front aspect enjoying views across to the village green/park opposite.



Bedroom 3 11' 9" x 9' 5" (3.58m x 2.87m)
Radiator, double glazed window with views to rear.



Bedroom 4 9' 1" x 7' 4" (2.77m x 2.23m)
Radiator, double glazed window with views to front.



Bathroom

Comprising panelled bath with shower over and side shower screen, pedestal wash hand basin and low level WC, tiling to splash backs, radiator, obscure double glazed window to side.



Outside

The front of the property is enclosed by stone walling, featuring a drive with turning bay providing parking for 2/3 cars. Borders and tree. A wide electric roller door opens into a double garage measuring 16'7" x 15'9" maximum with power and lighting, double glazed window and personal door into the utility room. The rear garden is of a good size and enjoys a south and principally westerly aspect. The garden is laid mainly to lawn with seating areas laid to decking and stone chippings., Stepping stones lead down to a feature painted timber summerhouse , Established shrubs and trees.



Tenure

Freehold, council tax band is 'E'.

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, a higher risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of up to 31-48mbps, source: Openreach.

Park Opposite



The energy rating for this property is 'D'.

GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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