

**21 Goosey Lane, St. Georges, Weston-Super-Mare, BS22 7XA**

**£435,000**

- Well Presented Extended Link Detached House
- Large Lounge
- Utility Room
- Driveway For Three Cars
- Four Double Bedrooms
- Open Plan Kitchen/Dining/Sitting Room
- Lovely Rear Garden
- Close to Transport Links & Schools



# 21 Goosey Lane, Weston-Super-Mare BS22 7XA

Rachel J Homes is thrilled to market this Well Presented Extended Link Detached House ideally situated in a cul de sac in the popular village of St Georges. If you are looking for a great sized family home that can offer plenty of space inside and out, make sure it is on your list to view. Easy access to Schools, Shops, Amenities and Transport Links via Rail, Bus and M5 corridor makes it a very convenient location. The accommodation briefly comprises of Entrance Hall, Large Lounge, Downstairs Cloakroom, Study, Open Plan Kitchen/Dining/Sitting Room, Utility Room, Four Double Bedrooms, Family Bathroom, Front and Rear Gardens, Garage ( partly converted ) providing storage, Driveway for Three Cars. Added benefits of this super home include Double Glazing and Gas Central Heating. Accompanied viewings - CALL NOW!!



**EPC**  
C

**Freehold**

**Council Tax Band: D**



### **Entrance Hall**

Composite door, stairs to first floor, radiator, door to

### **Lounge**

**6.06 x 3.74 (19'10" x 12'3")**

UPVC double glazed window to front, radiator, gas fire set into marble fireplace, TV and phone point, internal doors to dining room, door to

### **Inner Hallway**

Understairs storage, doors off.

### **Downstairs Cloakroom**

Low-level WC, pedestal wash hand basin, extractor fan, fully tiled floor and walls.

### **Office Space**

Rear of garage converted to office space.

### **Open Plan Family Room**

#### **Kitchen/Dining Area**

**7.31 x 2.80 (23'11" x 9'2")**

Kitchen Area - Range of wall and base units with oak work surface over, space for range cooker with extractor hood over, integral dishwasher, one and a half bowl stainless steel sink with a granite work surface and drainer, tiled flooring

Dining Area - Space for large table and chairs, underfloor heating

### **Sitting Room**

**4.64 x 3.01 (15'2" x 9'10")**

UPVC double glazed bi-fold doors to rear, two UPVC double glazed Velux skylight windows, TV point, under floor heating

### **Utility Room**

**2.35 x 2.25 (7'8" x 7'4")**

Composite door to rear garden, wall and floor units with oak worktops, space under for washing machine and tumble dryer, wall mounted combi boiler, space for American style Fridge/Freezer, tiled flooring.

### **Stairs to First Floor**

Landing - loft access, airing cupboard, doors off

### **Bedroom One**

**3.77 x 3.68 (12'4" x 12'0")**

UPVC double glazed window to front, radiator, built in wardrobe.

### **Bedroom Two**

**3.89 x 2.84 (12'9" x 9'3")**

UPVC double glazed window to rear, radiator.

### **Bedroom Three**

**3.96 x 2.40 (12'11" x 7'10")**

UPVC double glazed window to rear, radiator.

### **Bedroom Four**

**3.54 x 2.44 (11'7" x 8'0")**

UPVC double glazed window to rear, radiator.

### **Bathroom**

**3.00 x 1.87 (9'10" x 6'1")**

UPVC window to rear, low-level WC, pedestal wash hand basin, bath with mixer tap and shower over, inset spotlights, fully tiled walls and floor.

### **Rear Garden**

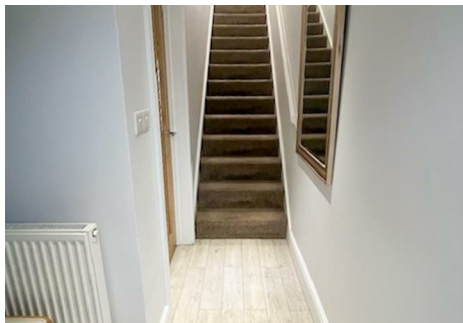
Enclosed by fence, mainly laid to lawn with mature shrub borders, patio area, side access gate.

### **Garage and Driveway**

Electric roller door, light and power, please note the garage is partly converted so this area is for storage only however it is only a stud wall as a partition so could easily be turned back into a full garage. Parking spaces for three cars.









## Viewings

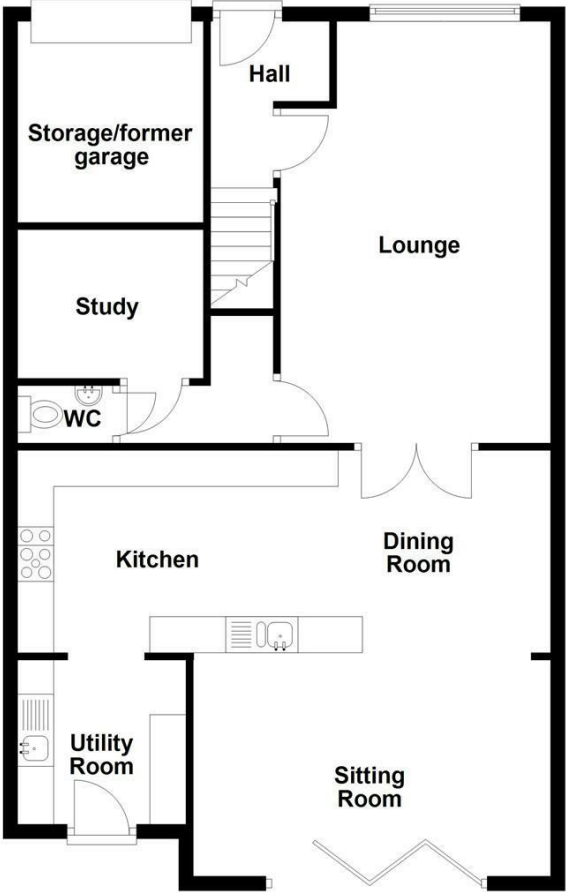
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

