



93 SUNNYSIDE ROAD NORTH

ASKING PRICE OF £350,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- FOUR-BEDROOM HOME
- THREE RECEPTION ROOMS
- OFF STREET PARKING
- SPACIOUS & VERSATILE
- SOUGHT-AFTER LOCATION
- FREEHOLD PROPERTY

93 SUNNYSIDE ROAD NORTH



Situated in the popular Southward area, this 1930s built semi detached home offers four well proportioned bedrooms, three reception rooms and gated off street parking to the rear. Offering generous accommodation arranged over two floors, the property provides plenty of space and flexibility for modern family living, with a particularly versatile layout throughout.

The property briefly comprises an entrance porch leading into a welcoming hallway with useful understairs storage, a spacious lounge featuring a bay window, a separate sitting room with sliding doors opening onto the rear garden, and a dining room. The country style kitchen is fitted with a range of wall and floor mounted cupboards, countertop over, inset Belfast sink and five burner Rangemaster oven. Located directly off the kitchen is a further room currently used as a utility, which also provides access to the rear garden.

Upstairs, a galleried landing provides access to four bedrooms. Three are spacious double bedrooms, with one benefiting from fitted wardrobes and a bay window. The fourth bedroom is currently furnished with a double bed and offers a useful additional bedroom, home office or dressing room depending on individual requirements. The family bathroom features a bath, standalone shower and sink, complemented by a separate WC.

The rear garden is arranged into three main sections. A brick laid patio sits immediately behind the property and leads onto a lawned area with greenhouse and substantial brick built shed/workshop. Beyond the lawn is a fully paved section providing useful hard standing for a vehicle, together with a rear gate opening onto the lane behind.

LOCATION

Southward is a popular residential area of Weston super Mare, well placed for those looking to enjoy a convenient and well connected location. The area offers a good mix of established residential streets, local shops and everyday amenities, while nearby Worle and Weston town centre provide a wider selection of supermarkets, independent shops, restaurants and leisure facilities.

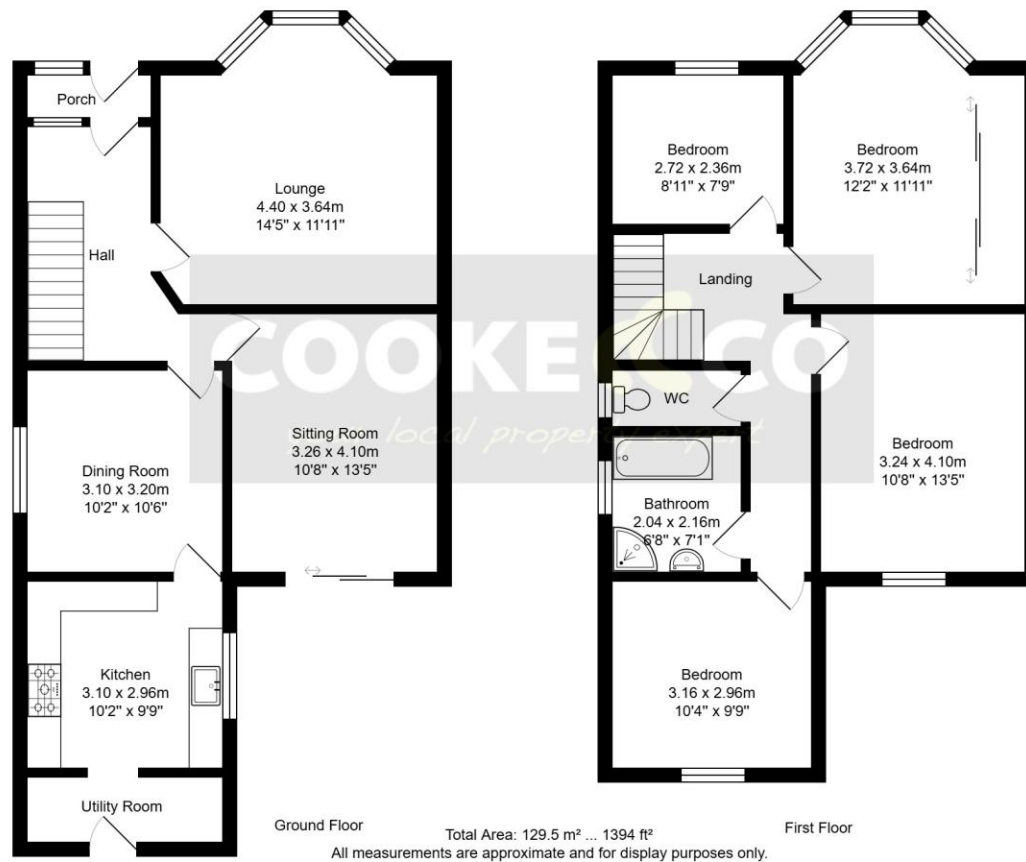
Families are well served by a range of nearby schools, while excellent transport links make Southward particularly practical for commuters. Junction 21 of the M5 is readily accessible, providing straightforward connections towards Bristol, Taunton and beyond, while Weston super Mare railway station offers regular services to Bristol, Exeter and other destinations.

93 SUNNYSIDE ROAD NORTH, WESTON-SUPER-MARE, BS23 3PZ

The area also benefits from a number of parks, green spaces and recreational facilities, providing plenty of opportunities for outdoor activities. With its established community, convenient amenities and excellent transport connections, Southward remains a popular choice for a wide range of buyers.



Council Tax:
Band C
Local Authority:
North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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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