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Rachel J Homes
Estate Agents

01934 621299
racheljhomes.co.uk










## 11 Azalea Road, Wick St. Lawrence, Weston-Super-Mare, BS22 9TN

## *£435,000*

- Immaculate Extended Detached House
- Lounge and Sitting/Dining Room
- Family Bathroom, Ensuite & Wet Room
- Garage and Driveway
- Three Bedrooms
- Kitchen/Breakfast Room
- Lovely Rear Garden
- Popular Wick St Lawrence Location

155 High Street, Worle, Weston Super Mare, BS22 6HQ
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Rachel J Homes is delighted to market this well presented extended detached house situated in the popular location of Wick St Lawrence. If you are looking for a home that is close to Schools, Shops, Amenities and Transport Links and one that you can "just move in" then make sure this is on your list to view. The good sized accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Kitchen/Breakfast Room, Dining/Sitting Room, Downstairs Wet Room, Three Bedrooms, Ensuite to the Master, Bathroom, Garden, Garage and Driveway. Added benefits included double glazing and gas central heating. Accompanied viewings - CALL NOW!!

3 2 2 EPC C

Freehold

Council Tax Band: D







## Entrance Hallway
Upvc Double glazed entrance door and window to front, Radiator, doors off, stairs to first floor.

## Downstairs W/C
Upvc Double glazed window to Front, low level W/C, wash hand basin, Radiator.

## Lounge
**5.34 x3.38 (17'6" x11'1")**
Upvc Double glazed window to front and patio doors to side, feature fireplace with surround, radiator, T.V point. laminate floor.

## Kitchen / Breakfast Room
**4.87 x 3.01 (15'11" x 9'10" )**
Upvc Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, space for electric cooker with extractor over, one and half bowl sink and drainer, space for dishwasher, washing machine, fridge freezer, under stairs storage cupboard, open doorway through to;

## Sitting Room/Dining Room
**4.19 x 3.96 (13'8" x 12'11")**
Vaulted ceiling, Upvc Double glazed window and door to front, four Velux windows, radiator, door to;

## Wet Room
**2.50 x2.44 (8'2" x8'0")**
Dual aspect Upvc double glazed windows to front and side, wash hand basin, low level W/C, hot water mixer shower ,feature radiator,, tiled walls anti slip flooring

## Stairs and Landing
Upvc Double glazed window to rear, radiator, loft hatch, doors off to all rooms

## Master Bedroom
**3.46 x3.34 (11'4" x10'11")**
Upvc Double glazed window to front, three built in double wardrobes, radiator, door to;

## En-Suite
Upvc Double glazed window to Front, low level W/C, wash hand basin, shower cubicle with hot water mixer shower

## Bedroom 2
**3.48 x3.08 (11'5" x10'1")**
Upvc double glazed window to front, and side ,two double built in wardrobes, radiator.

## Bedroom 3
**2.48 x 2.10 (8'1" x 6'10")**
Upvc double glazed window to side, radiator.

## Bathroom
**1.92 x 1.83 (6'3" x 6'0")**
Upvc double glazed window to side, low level W/C, wash hand basin, panel bath with mixer tap, radiator.

## Front Garden
Laid to decorative slate chippings

## Rear Garden
Enclosed by fencing, mainly laid to lawn with, patio seating area, mature shrub borders ,side access gate

## Garage and Driveway
Up and over door, power and light. Driveway for parking.

























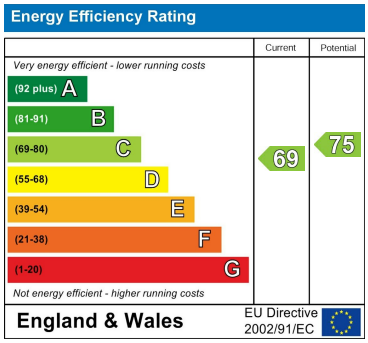


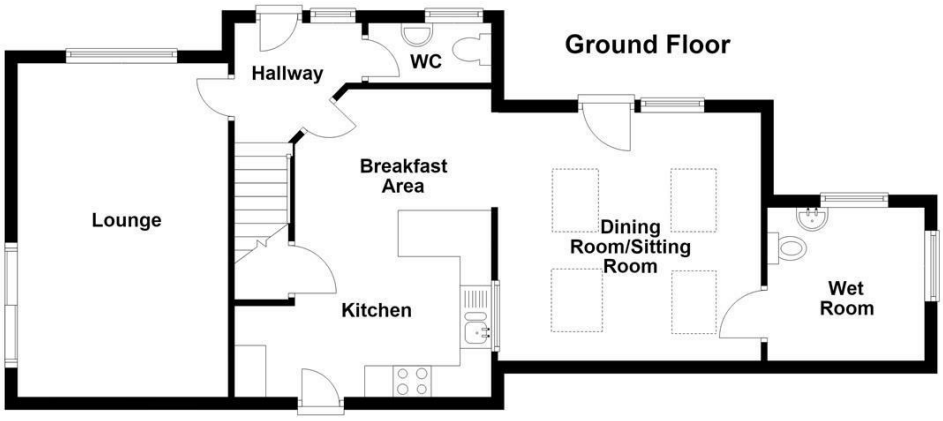

## Viewings

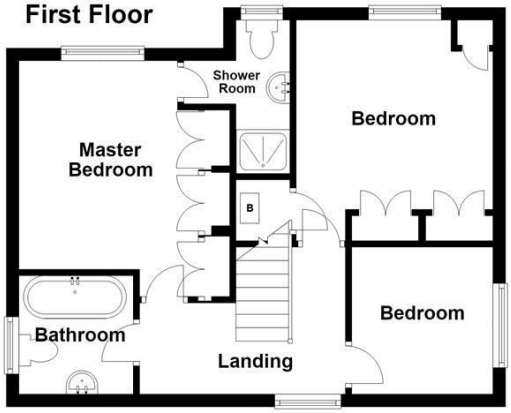
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C




Total area: approx. 109.1 sq. metres (1174.6 sq. feet)

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