



**6 Fraser Close, Worle, Weston Super Mare, BS22 9PZ**

**£425,000**

- Immaculately Presented Detached House
- Lounge
- Kitchen / Breakfast Room
- Double Glazed & GCH
- Three / Four Bedrooms
- Dining Area
- En-Suite, Family Bathroom & DS W/C
- Garage & Driveway

# 6 Fraser Close, Worle BS22 9PZ

Rachel J Homes is delighted to market this immaculately presented detached house, arranged on three floors and ideally situated in North Worle and close to schools, shops, amenities, and transport links via rail, bus and M5 corridor. If you are looking for a lovely family home that you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Downstairs Cloakroom, Lounge, Dining Area, Kitchen/Breakfast Room, Snug/Office/Further Bedroom, Master with En Suite, Two Bedrooms on the 3rd Floor, Family Bathroom, Front and Rear Gardens, Garage and Driveway. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC

Freehold

Council Tax Band: D



### **Entrance Hallway**

Composite entrance door, coved ceiling, radiator, door to Lounge.

### **Downstairs W/C**

Upvc Double glazed window, low level W/C, wash hand basin set into vanity unit, coved ceiling, radiator.

### **Lounge**

**5.18 x 4.14 (16'11" x 13'6")**

Upvc Double glazed window to front, coved ceiling, feature fire surround, T.V point, telephone point, radiator, stairs to;

### **Stairs to First Floor**

### **Dining Area**

**3.30 x 2.97 (10'9" x 9'8")**

Upvc Double glazed patio doors to rear, Upvc Double glazed window to side, coved ceiling, radiator, stairs to 2nd floor, door to 2nd Reception room and door to;

### **Kitchen/Breakfast Room**

**4.14 x 2.92 (13'6" x 9'6")**

Upvc Double glazed door and window to rear, range of wall and base units with work surface over and tiled splash back, stainless steel sink and drainer, Induction hob with extractor over, eye level electric oven and grill, space for washing machine, slimline dishwasher and fridge freezer, radiator.

### **Snug / Office / Bedroom**

**4.82 x 2.33 (15'9" x 7'7")**

Upvc Double glazed window to front, coved ceiling, radiator.

### **Stairs to Second Floor**

Storage cupboard.

### **Master Bedroom**

**4.11 x 3.85 (13'5" x 12'7")**

Upvc Double glazed window to Front, coved ceiling, telephone point, radiator, door to;

### **En-Suite**

Upvc Double glazed window to front, shower cubicle with mixer shower, wash hand basin set to vanity unit, fully tiled walls, heated towel rail .

### **Stairs and 3rd Floor Landing**

Velux skylight, coved ceiling, loft hatch, storage cupboard, doors off to all rooms.

### **Bedroom 2**

**3.25 x 3.03 (10'7" x 9'11")**

Two Double glazed wooden Velux windows to rear, radiator, coved ceiling, hatch in wall with access to loft.

### **Bedroom 3**

**3.05 x 1.93 (10'0" x 6'3")**

Double glazed wooden Velux window to rear, coved ceiling, radiator, storage cupboard with access to loft.

### **Bathroom**

**2.29 x 1.70 (7'6" x 5'6")**

Double glazed Velux window to rear, low level W/C, wash hand basin set into vanity unit, panel bath with hot water mixer shower over, part tiled walls, heated towel rail, sensor touch mirror.

### **Rear Garden**

Laid to decorative gravel with seating area, steps leading to raised deck area with views and lighting, mature shrubs and trees, outside tap, side gate.

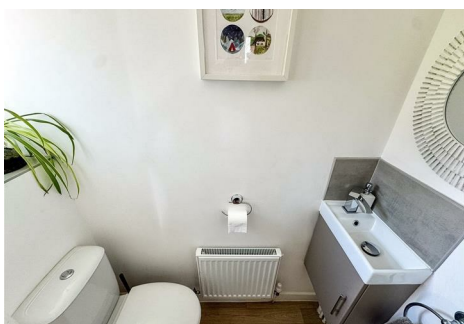
### **Integral Garage & Parking**

Up and over door, light, power and water supply, wall mounted boiler, block paved driveway with parking for 1 car.

### **Front**

Steps up to front garden, laid to paving with decorative gravel, mature shrubs and trees, side gate giving access to rear garden.







## Viewings

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

## EPC Rating:

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