



Fraser Close, Worle

£425,000

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10 Fraser Close, Worle, Weston-Super-Mare, BS22 9PZ.

Overview

- Exceptional executive home
- A much more individual design
- Split level accommodation
- Immaculately maintained
- Elevated position with pleasant outlook over surrounding area
- More established part of Worle
- Current vendors purchased over 30 years ago
- Integral double garage



A stylish and individually designed home

Catchment area for Priory School

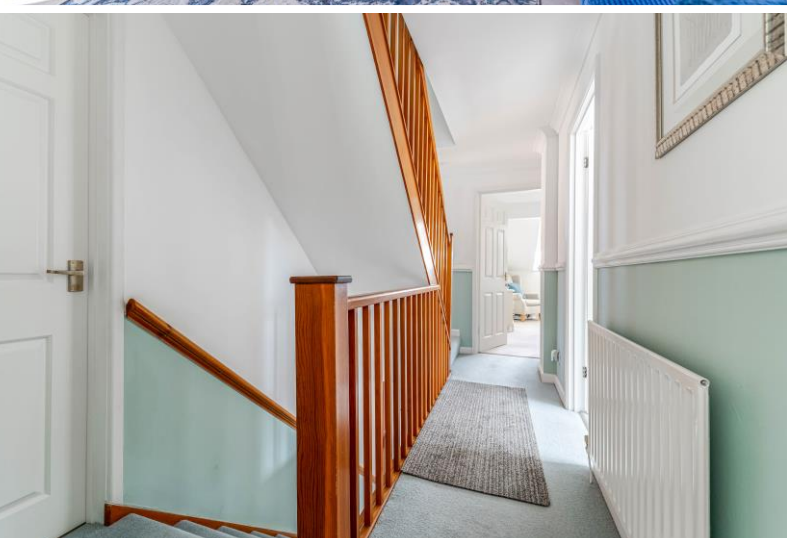
High standard of presentation

A beautifully maintained detached family home which has a much more individual layout than you would normally find with well arranged, split level accommodation. Located on the border of Worle and Kewstoke near The Old Manor Inn, this outstanding home is ideal for growing families. The current vendors have both maintained and updated the property particularly well and this is evident on arrival. A great family home with 4 bedrooms, 2 bathrooms and a double garage to name just a few of the features.



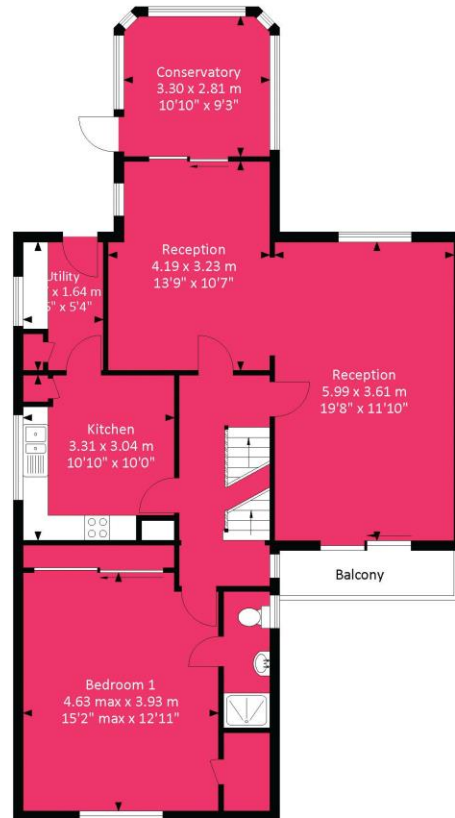
Property Checklist

Hall
 Cloakroom
 Sitting Room
 Dining Room
 Conservatory
 Kitchen/Breakfast
 Room
 Utility Room
 4 Bedrooms
 En Suite Shower Room
 Large Family Bathroom
 Double Garage
 Private Gardens
 Pleasant elevated
 views

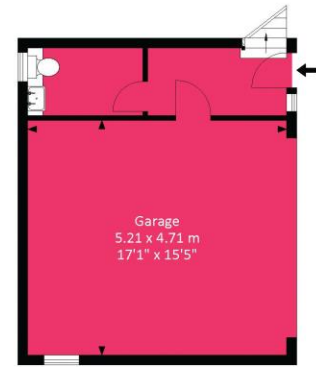


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Approx. Gross internal Area
1761.0 Sq.Ft - 163.6 Sq.M
(Total area includes garage)



Ground Floor



Lower Ground Floor

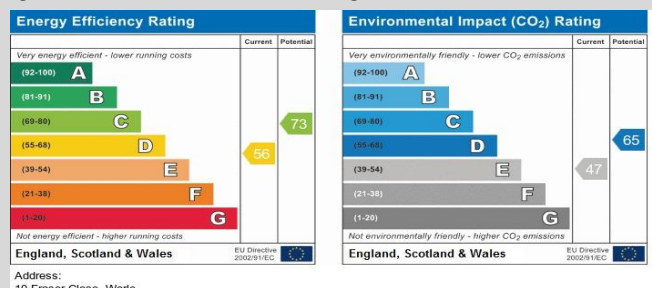


First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC.

Part glazed door enters into Entrance Hall with door to garage. Downstairs Cloakroom refitted with white suite comprising range of fitted cupboards incorporating the low level wc and ceramic sink with mixer tap, ceramic tiled floor and heated towel rail. First Floor: Sitting Room which boasts feature fireplace & glass enclosed balcony which benefits from pleasant views over the surrounding area, separate Dining Room (extended) with double glazed Conservatory off, refitted Kitchen/Breakfast Room with range of cream high gloss floor and wall units with Granite worktops over, ceramic undermounted one and a half bowl sinks, integrated dishwasher, built in fan assisted oven & induction hob with extractor over & space for breakfast/dining table, Utility Room with co-ordinating range of fitted floor and wall units with Granite worktops over, integrated larder fridge, integrated washing machine & cupboard housing the Vaillant boiler serving heating and hot water. Master bedroom - a great size room which has sliding mirror door wardrobes across one wall in addition to a well fitted En Suite Shower Room comprising: shower cubicle with thermostatic mixer shower over, range of fitted cupboard which incorporate the wash hand basin with mixer taps and the low level wc. Wall cupboards incorporating mirror with lighting. Second Floor: on this floor you will find 3 further bedrooms, one of which has a range of fitted wardrobes and the

Family Bathroom. This is a great room with recessed bath area being a great feature, separate shower cubicle with thermostatic mixer shower over, pedestal wash hand basin with mixer taps and low level wc. Outside - very neat front garden comprising area of artificial grass and well planted flower borders. A block paved driveway provides space for 2 cars and leads to the Integral Double Garage with light and power. Rear Garden: the rear garden is arranged on 3 main levels - the first, behind the house has paved patio areas. Steps from here ascend to a good size lawned area with paved patio and feature fish ponds to one side. The final area at the top is well planted with a range of mature shrub and trees. From here there is a great outlook over the surrounding area.



01934 221770

sales@ashleysells4you.com

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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