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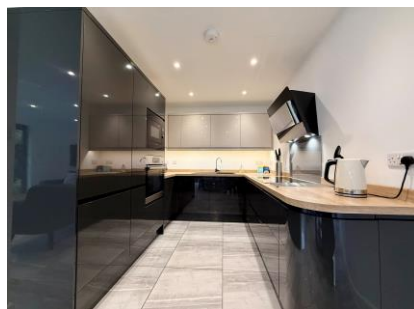
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*Banwell Village*

*£450,000*

- \* *Extended Detached Bungalow*
- \* *4 Bedrooms & 3 Bathrooms*
- \* *Stylish Open Plan Living*
- \* *Utility Room*
- \* *Freehold Solar Panels*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

# 1 William Daw Close, Banwell, BS29 6HQ

## Description

NO ONWARD CHAIN with this stylish extended detached bungalow occupying a corner position in the popular village of Banwell, benefitting from rear and side gardens enjoying a southerly and westerly aspect respectively. Flexible accommodation with 3 of the 4 bedrooms able to accommodate a 'double' bed, plus the main 2 bedrooms both feature en-suite shower room facility. Impressive open plan living space offering dual aspect bi-folding doors, plus access to a contemporary two tone kitchen. Many will appreciate the benefits of an additional utility room and the presence of freehold owned solar panels. Driveway/off road parking to the side.

**NB. The energy rating for this property is 'C'.**

## Accommodation

### Entrance

Double glazed side entrance door opening to

### Entrance Lobby

Smooth ceiling finish with inset spot lights, tiled floor. Double glazed window to front aspect. Glazed door to hallway and further door to

**Utility** 6' 10" x 4' 1" (2.08m x 1.24m) Work surface with space beneath for washing machine and tumble dryer. Smooth ceiling finish with inset spot lights, tiled floor. Vaillant gas fired boiler.

### Entrance Hall

T-shaped hallway. Smooth ceiling finish with inset spot lights, tiled floor. Access to loft space.

**Open Plan Living Room/Kitchen** 21' 0" x 15' 10" (6.40m x 4.82m) increasing to 22'7". A stylish dual aspect open plan living space featuring 2 bi-folding sets of doors benefitting from a south and westerly facing aspect. Smooth ceiling finish with inset spot lights, tiled floor. The kitchen area incorporates two tone gloss fronted wall and base units, complementing wood effect work surfaces with inset sink unit, mixer tap over and upstand splash backs. Integrated fridge/freezer and dishwasher, induction hob with cooker hood over, plus oven and microwave. Smooth ceiling finish with inset spot lights, tiled floor. Down lighting.

**Bedroom 1** 11' 6" x 10' 0" (3.50m x 3.05m) plus door recess. Smooth ceiling finish with inset spot lights, tiled floor. 2 wall light points. Double glazed window to front aspect.

### En-suite

Shower cubicle with mains shower, handheld and deluge fittings. Pedestal wash hand basin and low level WC. Heated towel rail. Smooth ceiling finish with inset spot lights.

**Bedroom 2** 11' 5" x 10' 0" (3.48m x 3.05m) plus door recess. Smooth ceiling finish with inset spot lights, tiled floor. 2 wall light points. Double glazed window to front aspect.

### En-suite

Shower cubicle with mains shower, handheld and deluge fittings. Pedestal wash hand basin and low level WC. Heated towel rail. Smooth ceiling finish with inset spot lights.

**Bedroom 3** 9' 4" x 8' 1" (2.84m x 2.46m) Smooth ceiling finish with inset spot lights, tiled floor. Double glazed window to side aspect.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.



**Bedroom 4** 8' 2" x 7' 1" (2.49m x 2.16m) Smooth ceiling finish with inset spot lights, tiled floor. Double glazed window to side aspect.

**Bathroom** 8' 1" x 4' 6" (2.46m x 1.37m) Panelled bath with tiled surround, plus separate shower enclosure with mains shower plus deluge and handheld fittings. Pedestal wash hand basin and low level WC. Smooth ceiling finish with inset spot lights, tiled floor. Heated towel rail. Extractor fan.

### Outside

The bungalow sits on a corner plot with gardens to front side and rear aspects. The front garden is laid to grass with privacy provided by established shrubs and trees. The garden continues to the side, again laid to grass with shrub borders and outside tap. The rear garden is southerly facing and laid to grass with raised patio seating area. Access to a hard standing providing off road parking.



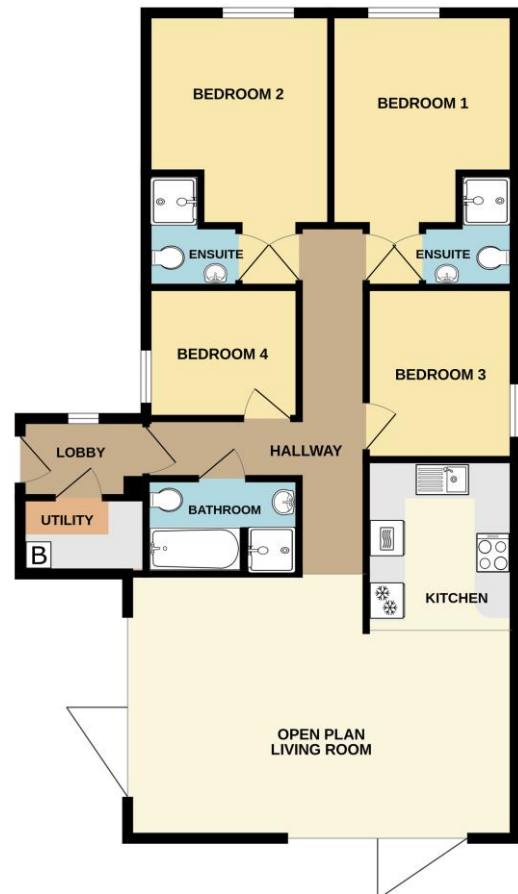
### Tenure

Freehold, council tax band is 'D'.

### Other Material Information

Under floor heating (gas fired) and double glazing. Bi-folding doors are triple glazed. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. The extension is of timber framed construction with larch cladding. Freehold solar panels.

GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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