Rachel J Homes
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Rachel J Homes
Estate Agents

01934 621299
racheljhomes.co.uk

Birches Wood Lane, Weston-Super-Mare, BS23 2TR

£435,000

- Well Presented Detached Bungalow
- Two Reception Rooms
- Conservatory
- Bathroom and En-Suite
- Three Double Bedrooms
- Kitchen
- Breakfast Room/Utility
- Garage and Driveway

155 High Street, Worle, Weston Super Mare, BS22 6HQ
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Rachel J Homes is thrilled to market this lovely Detached Bungalow ideally situated in a tucked away position just off Upper Bristol Road close to the Town Centre, Rail and Bus Routes, Amenities and Weston Woods. Attractive and well stocked rear garden. The accommodation briefly comprises of Entrance Porch, Hallway, Lounge with views, Dining Room, Conservatory, Kitchen, Breakfast/Utility Room, Three Double Bedrooms, Ensuite to Master, Bathroom, Gardens to the front, and rear, Garage and Driveway for at least two cars. Added benefits of this super home includes Double Glazing, and Gas Central Heating. Accompanied viewings - CALL NOW to book yours!!

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Freehold

Council Tax Band: E

Entrance Porch
Wood and glass entrance door, dual aspect Upvc Double glazed windows to front, radiator, tiled flooring, wood and glass double doors into;

Entrance Hallway
Coved ceiling, radiator, loft hatch, doors off to all rooms.

Lounge
5.84 x 3.51 (19'1" x 11'6")
Dual aspect Upvc Double glazed windows to front and side with views towards Uphill and the Mendips, coved ceiling, two radiators, TV point, gas fire set into feature grate, wooden bi-fold doors to;

Dining Room
3.02 x 2.95 (9'10" x 9'8")
Upvc Double glazed French doors into Conservatory, coved ceiling, radiator, wooden flooring, archway through to Kitchen.

Conservatory
Upvc Double glazed and brick construction with glass roof, laminate tile effect flooring, Upvc Double glazed door to;

Breakfast Room / Utility
Upvc Double glazed and brick construction with glass roof, tiled floor, space for washing machine, tumble dryer and under counter fridge, Upvc Double glazed door to rear garden.

Kitchen
3.43 x 2.69 (11'3" x 8'9")
Upvc Double glazed window into Breakfast Room / Utility, coved ceiling, range of wall and base units with work surface over and tiled splash back, integrated fridge/freezer and dishwasher, gas hob with extractor over, built in electric eye level double oven, stainless steel sink and drainer with mixer tap over, door into hallway.

Master Bedroom
3.4 x 2.74 (11'1" x 8'11")
Upvc Double glazed full length window and door to rear garden, coved ceiling, built in wall length wardrobes, radiator, door to;

En-Suite
Upvc Double glazed window to rear, shower cubicle with hot water shower, low level W/C, pedestal wash hand basin, part tiled walls.

Bedroom 2
4.22 x 3.02 (13'10" x 9'10")
Upvc Double glazed window to front, coved ceiling, built in wardrobes, vanity unit and drawers, radiator.

Bedroom 3
3.25 x 2.69 (10'7" x 8'9")
Upvc Double glazed window to front, coved ceiling, radiator.

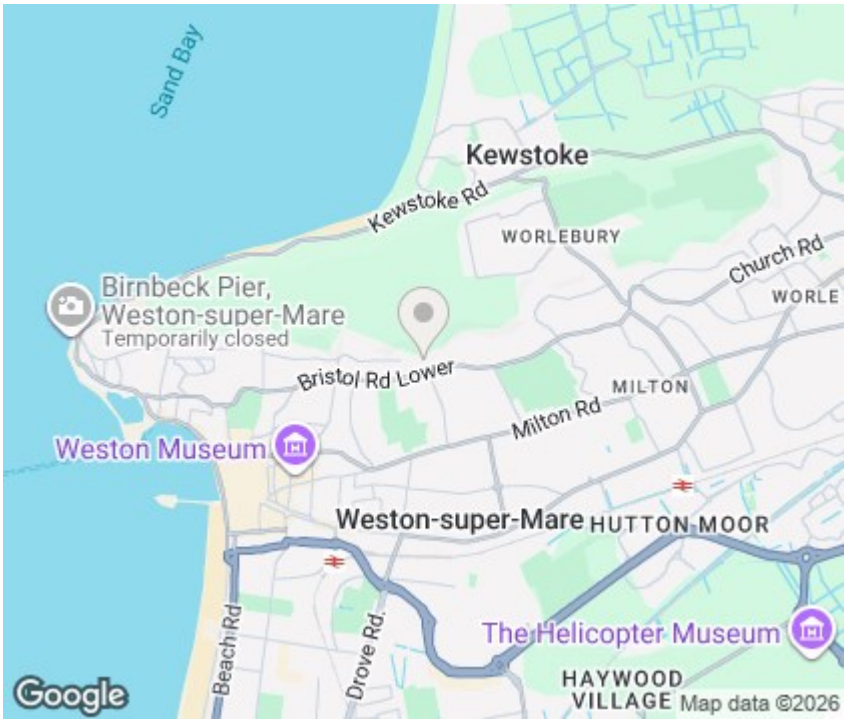
Bathroom
Upvc Double glazed window to rear, P-Shaped bath with hot water mixer shower over, W/C and wash hand basin set into vanity, heated towel rail, part tiled walls, airing cupboard housing hot water tank and shelving.

Rear Garden
Enclosed by stone wall and fencing, laid mainly to lawn towards woodland, access to storage area behind garage, paved area with decorative gravel towards the side of the property with mature shrubs and trees, green house, access to under house storage area housing boiler.

Garage and Parking
Up and over door, Upvc Double glazed window to side, light and power, tarmac driveway with wrought iron gates.

Front Garden
Enclosed by stone wall and hedging, laid to lawn with mature shrubs and trees, two ponds.

Additional Information
Please note that the property is located down an unadopted road.

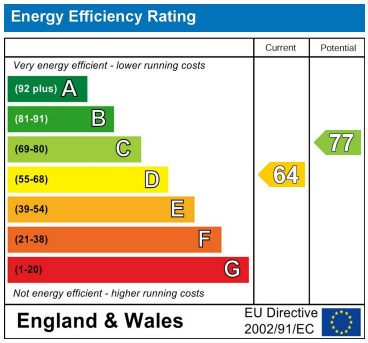


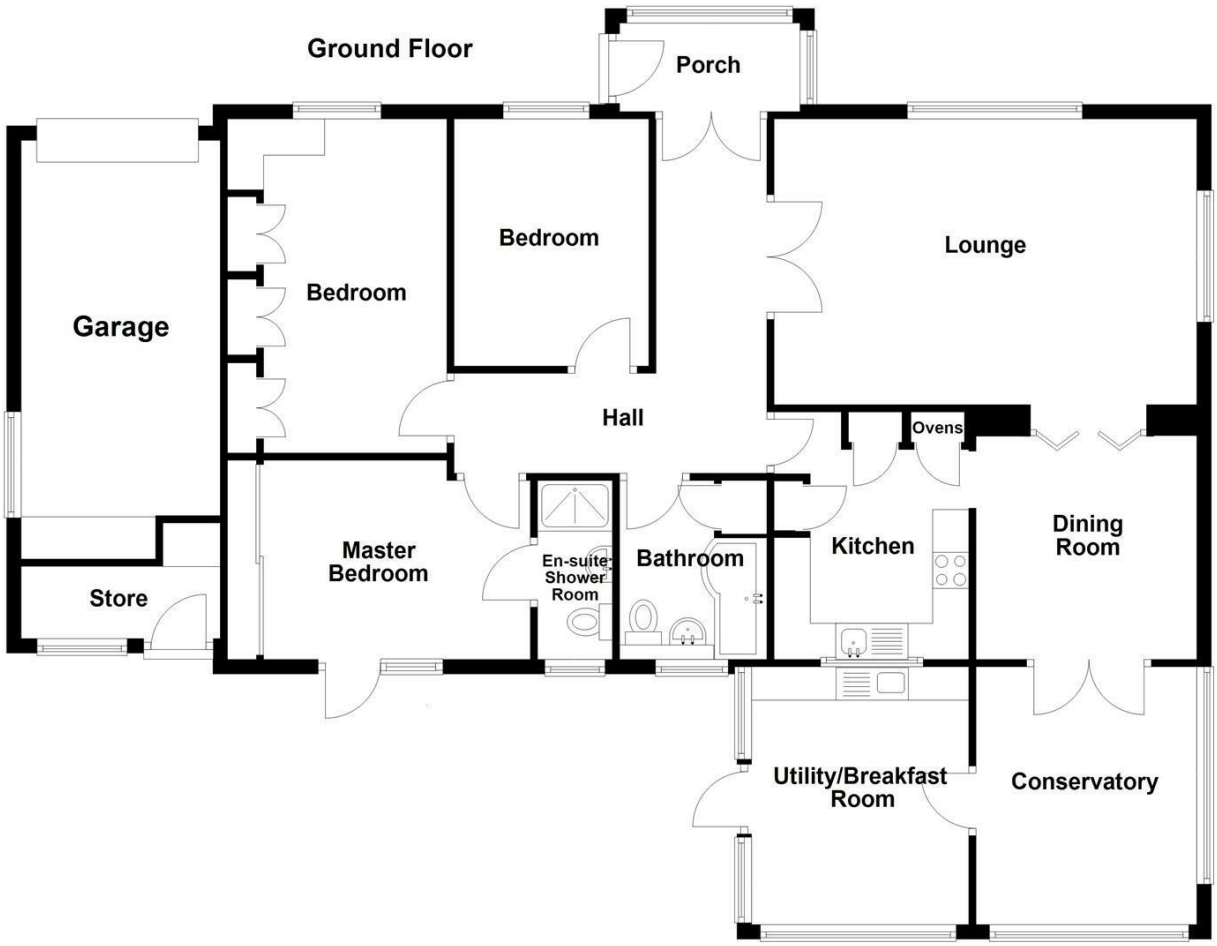
Viewings

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

EPC Rating:

D





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