



**93 The Cornfields, Wick St Lawrence, BS22 9DY**

**£475,000**

- Immaculately Presented Detached House
- Large and Dining Room
- Double Glazing and GCH
- Garage and Parking
- Four Bedrooms, Master with Ensuite
- Kitchen/Breakfast Room
- Lovely Rear Garden
- Vendor has Found

# 93 The Cornfields, Wick St Lawrence BS22 9DY

Rachel J Homes is thrilled to market this Immaculately Presented Meadow Mead Detached House situated in the popular location of Wick St Lawrence. If you are looking for a home for your growing family and you want somewhere you can "just move in" then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Downstairs Cloakroom, Large Lounge, Dining Room, Kitchen/Breakfast Room, Four Bedrooms, Ensuite to Master, Family Bathroom, Rear Garden, Garage and Parking. Added benefits of this super home included double glazing and gas central heating, plus the Vendor has found. Accompanied viewings - CALL NOW!!



4



2



2



EPC  
C

Freehold

Council Tax Band: E



### **Entrance Hallway**

Upvc Double glazed wood effect entrance door, radiator, under stairs storage cupboard, stairs to first floor, doors to Lounge and Kitchen.

### **Downstairs W/C**

Upvc Double glazed wood effect window to front, low level W/C, wash hand basin, radiator, part tiled walls.

### **Lounge**

**5.55 x 3.40 (18'2" x 11'1")**

Upvc Double glazed wood effect window to front, gas fire set into limestone surrounded, radiator, T.V point, arch through to;

### **Dining Room**

**3.42 x 2.97 (11'2" x 9'8")**

Upvc Double glazed wood effect French doors to rear garden, radiator, door to;

### **Kitchen / Breakfast Room**

**4.96 x 3.46 (16'3" x 11'4" )**

Two Upvc Double glazed wood effect windows to rear and door to side, range of wall and base units with work surface and tiled splash back, gas hob with extractor over, eye level electric double oven, stainless steel sink and drainer, integrated fridge freezer, dishwasher and washing machine, tiled floor, radiator.

### **Stairs and Landing**

Loft hatch, doors off to all rooms.

### **Master Bedroom**

**5.04 x 4.43 max (16'6" x 14'6" max)**

Upvc Double glazed wood effect window to front, built in double wardrobe, radiator, door to;

### **En-Suite**

Upvc Double glazed wood effect window to front, low level W/C, wash hand basin set into vanity unit, shower cubicle with electric shower, part tiled walls.

### **Bedroom 2**

**3.44 x 3.34 (11'3" x 10'11")**

Upvc Double glazed wood effect window to rear, radiator.

### **Bedroom 3**

**3.51 x 2.75 (11'6" x 9'0")**

Upvc Double glazed wood effect window to front, radiator, fitted double wardrobes, cupboard housing water tank.

### **Bedroom 4**

**3.33 x 2.79 (10'11" x 9'1")**

Upvc Double glazed wood effect window to rear, built in double wardrobes, radiator.

### **Bathroom**

**1.87 x 2.19 (6'1" x 7'2")**

Upvc Double glazed wood effect window to rear, panel ,bath with hand held mixer shower, low level W/C pedestal wash hand basin, heated towel rail, fully tiled walls.

### **Front**

Laid to lawn with mature shrubs and driveway for 1 car.

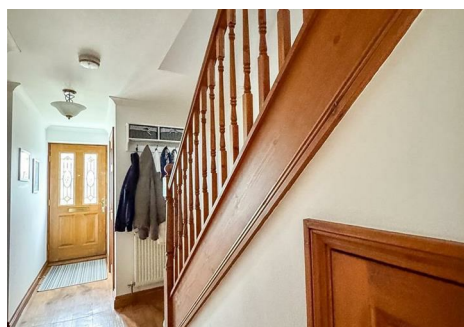
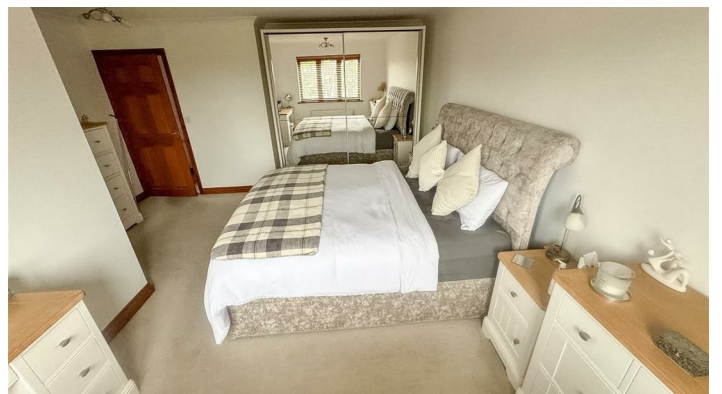
### **Rear Garden**

Enclosed by fence, laid to lawn with patio area and mature shrub border, outside tap, personal door to garage, side gate.

### **Garage and Driveway**

Up and over door, light and power, driveway at the front of the property.







## Viewings

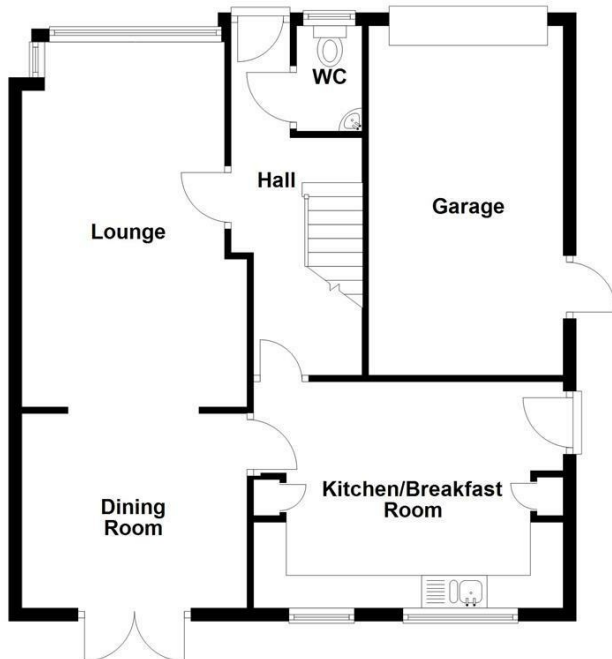
Viewings by arrangement only. Call 01934 621299 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor

