



9 The Fielders, Weston-Super-Mare, BS22 7HH

£425,000

- Well Presented Detached Family Home
- Two Receptions
- En-Suite, Family Bathroom & DS W/C
- Lovely Front and Rear Gardens
- Four Bedrooms
- Kitchen & Utility Area
- Conservatory
- Double Garage and Driveway

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Rachel J Homes is delighted to market this lovely detached house ideally situated in North Worle and tucked away in a cul de sac. If you are looking for a family home that is close to schools, amenities, shops and transport links via M5, rail and bus routes then make sure this is on your list to view. The accommodation briefly comprises of Entrance Hallway, Downstairs Cloakroom, Lounge, Dining Room, Conservatory, Kitchen, Utility, Four Bedrooms with Ensuite to Master, Family Bathroom, Front and Rear Gardens, Double Garage (one of the garages has been partly converted), Driveway for Two Cars. Added benefits of this super home included double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC
C

Council Tax Band: D



Entrance Hallway

Composite entrance door and Upvc Double glazed side window, radiator, doors off to all rooms.

Downstairs W/C

Upvc Double glazed window to front, low level W/C, wash hand basin, radiator.

Utility Room

Stainless steel sink and drainer, space for washing machine, tumble dryer and fridge freezer, door into storage area, door into 2nd garage.

Lounge

4.67 x 4.11 (15'3" x 13'5")

Upvc Double glazed patio doors to Conservatory, feature brick fireplace, T.V.point, radiator.

Dining Room

3.37 x 2.71 (11'0" x 8'10")

Upvc Double glazed patio doors to Conservatory, wood and glass French doors to Lounge.

Conservatory

6.90 x 3.32 at widest (22'7" x 10'10" at widest)

Spanning the width of the rear of the property, UPVC double glazed conservatory

Kitchen

3.77 x 2.69 (12'4" x 8'9")

Upvc Double glazed window to front, range of wall and base units with work surface over and tiled splash back, composite one and a half bowl sink and drainer, electric hob with extractor over, eye level electric oven and microwave, space for dishwasher, Upvc Double glazed door to side.

Stairs and Landing

Upvc Double glazed window to side, storage cupboard housing water tank, loft hatch, radiator, doors off to all rooms.

Master Bedroom

4.01 x 3.16 (13'1" x 10'4")

Upvc Double glazed window to rear, built-in wardrobe, radiator, door to;

En-Suite

Upvc Double glazed window to side, low level W/C, wash hand basin set into vanity unit, wall mounted cupboard.

Bedroom 2

3.45 x 3.14 (11'3" x 10'3")

Upvc Double glazed window to rear, radiator.

Bedroom 3

3.25 x 2.80 (10'7" x 9'2")

Upvc Double glazed window to front, radiator.

Bedroom 4

2.41 x 2.10 (7'10" x 6'10")

Upvc Double glazed window to front, radiator.

Bathroom

2.12 x 1.83 (6'11" x 6'0")

Upvc Double glazed window to front, panel bath with shower attachment, low level W/C, wash hand basin, heated towel rail.

Double Garage

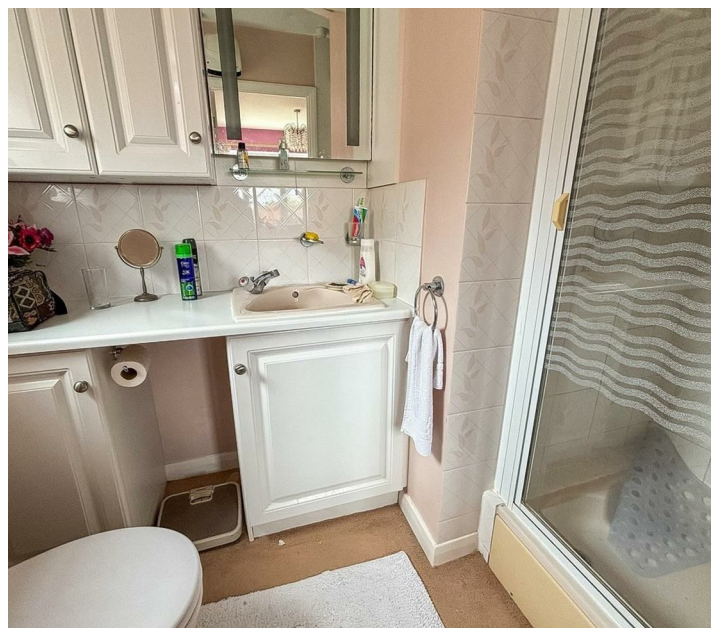
Up and over door. 1 Garage has been converted into Utility & storage.

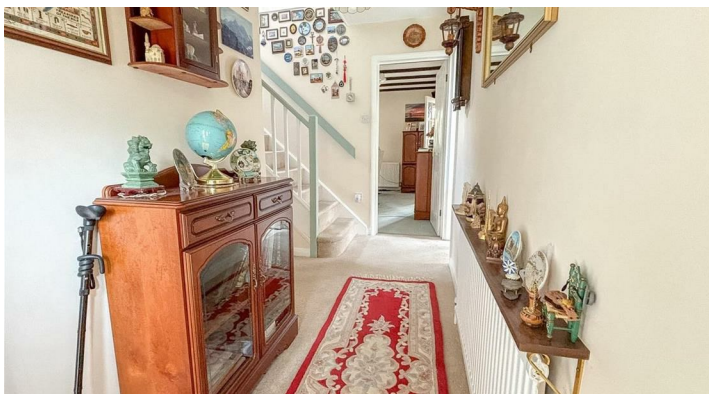
Rear Garden

Enclosed by fencing, laid to decorative gravel with Astro-Turf, raised decking, mature shrubs and bushes, side gate, personal door into garage.

Front

Laid to lawn with mature trees and bushes, block paving driveway with parking for 2 cars.







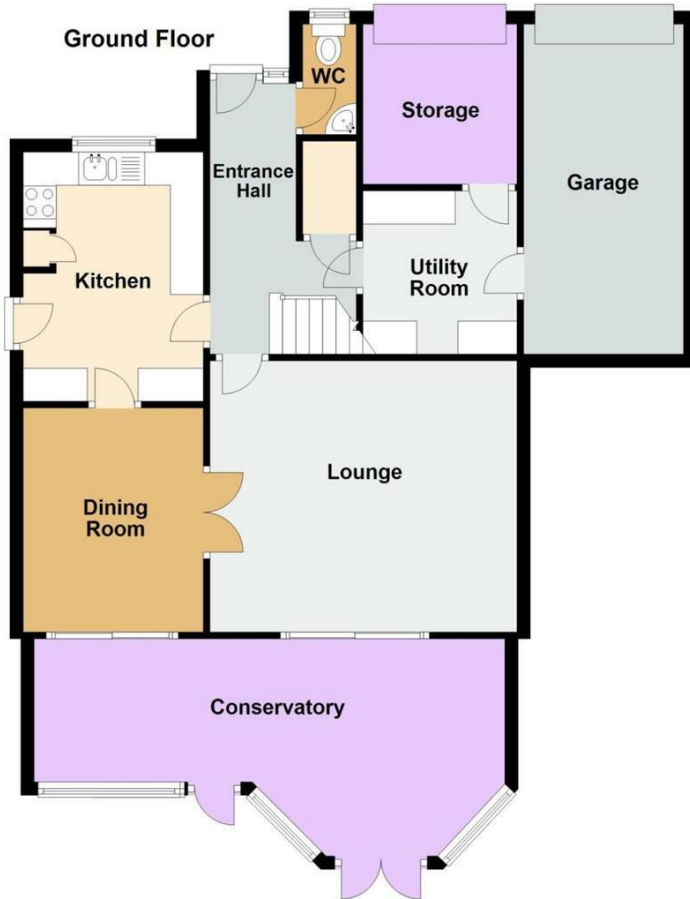
Viewings

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) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 147.9 sq. metres (1592.5 sq. feet)