



17 Worlebury Park Road, Weston-Super-Mare, BS22 9SA

£625,000

- Beautiful Detached House in Worlebury
- Two Reception Rooms
- Two En-Suites & Family Bathroom
- Double Glazed & GCH
- Four Good Sized Bedrooms
- Sun Room
- Large Rear Garden
- Garage & Driveway

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Rachel J Homes is thrilled to market this beautiful detached house which is on the market for the first time in over 30 years. A fantastic family home that offers space both inside and out and situated in the very popular area of Worlebury, close the Woods, Golf Course, and Sand Bay and Kewstoke. If you are looking for a home for your growing family make sure this is on your list to view! The accommodation briefly comprises of Vestibule, Entrance Hallway, Sun Room, Lounge, Dining Room, Kitchen, Rear Porch, Master Bedroom, Ensuite, Bedroom Two with Ensuite, Bedrooms Three and Four, Family Bathroom, Gardens to the front and rear, Garage and Driveway for two cars. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC
E

Freehold

Council Tax Band: F



Vestibule

Original wood and glass entrance door, tiled floor, understairs storage cupboard, wood & glass door into;

Entrance Hallway

Radiator, stairs to first floor, doors off to all rooms, arch to;

Sun Room

2.44 x 2.19 (8'0" x 7'2")

Upvc Double glazed French doors and side windows to rear.

Lounge

5.85 x 4.30 (19'2" x 14'1")

Dual aspect Upvc Double glazed windows to front and rear, Upvc double glazed door to rear, picture rail, radiator, T.V point, telephone point, remote control feature gas fire set into marble surround.

Dining Room

4.35 x 3.62 (14'3" x 11'10")

Upvc Double glazed window to rear, picture rail, radiator, living flame gas fire set into features surround, hatch into kitchen.

Kitchen

3.96 max x 3.37 (12'11" max x 11'0")

Two Upvc Double glazed windows two side, range of wall and base units with work surface over and tiled splashback, five ring gas hob, eye level electric oven and grill, one and half bowl stainless steel sink and drainer with waste disposal, integrated dishwasher and fridge, radiator, tiled floor, sliding door;

Rear Porch

Wood and glass door to side, wall mounted boiler, space for fridge freezer, tiled floor, wood and glass door to Garage.

Stairs & Landing

Half turn stairs with Upvc Double glazed window to front, loft hatch, two storage cupboards - one housing hot water tank, doors off to all rooms.

Master Bedroom

5.21 x 4.32 (17'1" x 14'2")

Dual aspect Upvc Double glazed windows to front and rear, coved ceiling, built-in wardrobes, dressing table and chest of drawers, radiator, arch to;

En-Suite

Shower cubicle with electric shower, wash and basin set into vanity unit.

Bedroom 2

4.33 x 3.65 (14'2" x 11'11")

Upvc Double glazed window to rear, radiator, door to;

En-Suite

Upvc Double glazed window to side, low-level W/C, wash hand basin set into vanity unit, shower cubicle with electric shower, heated towel rail, fully tiled walls and floor.

Bedroom 3

3.98 x 3.04 (13'0" x 9'11")

Dual aspect Upvc Double glazed window to front and side, radiator.

Bedroom 4

2.37 x 2.16 (7'9" x 7'1")

Upvc Double glazed window to rear, radiator, TV point.

Family Bathroom

2.97 x 1.76 (9'8" x 5'9")

Upvc Double glazed window to front, panel bath with hot water mixer shower over, low-level W/C, wash hand basin set to vanity unit, radiator, heated tile rail, fully tiled walls and floor.

Front

Enclosed by walling, mainly laid to lawn, mature shrubs and bushes.

Large Rear Garden

Enclosed by mature hedges and mature shrubs, mainly laid to lawn, summer house, area laid to patio providing a seating area, outside tap,

Garage and Driveway

5.12 x 3.22 (16'9" x 10'6")

Two single glazed windows to side, wooden doors to front, space for washing machine, tumble dryer and freezer, consumer unit, gas meter, light and power, two further storage areas. Driveway providing off road parking.







Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

