



Furze Road, Worlebury, BS22 9RX

£365,000

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A well presented detached bungalow sat on a large plot on the sought-after area of Worlebury Hillside, just 10 minutes from Worlebury Woods and Weston Beach with the added benefit of being in the Worlebury School catchment. Internally the property offers good size accommodation and briefly comprises, spacious entrance hall, lounge opening on to a fantastic private rear garden, 18' x 11' kitchen breakfast room, three good size bedrooms and bath/shower room. Outside a rear garden measuring in excess of a 100', garage and ample parking. The property also benefits from previously having planning permission to extend to the side, rear and loft creating a five bedroom family home. Also benefiting uPVC double-glazing and gas central heating. Early internal inspection is strongly advised.



ENTRANCE HALL

Via uPVC double-glazed door. Smooth coved ceiling with inset spot lighting, smoke detector and loft access. Wall mounted alarm system. Picture rail. Two radiators. Doors to all principal rooms.

LOUNGE

15'10 x 10'3 (4.83m x 3.12m)

Rear aspect uPVC double-glazed french doors with windows opening on to a lovely private rear garden. Smooth coved ceiling. Picture rail. Wall mounted lighting. Feature wall mounted log effect gas fire. Television point. Radiator with decorative cover. Wood flooring.

KITCHEN BREAKFAST ROOM

18'5" x 11'5 (5.61m x 3.48m)

Triple aspect uPVC double-glazed windows. Smooth coved ceiling fitted with two central light points. Fitted with an extensive range of modern eye and base level units with worktop surface over. Inset 1½ bowl stainless steel sink with mixer taps and tiled splash backs. Built in four ring stainless steel hob with oven under and stainless steel canopy extractor over. Space and plumbing for washing machine and dishwasher. Space for tall fridge freezer. Cupboard housing wall mounted Ideal combination boiler. Ample space for breakfast table. Ceramic tiled floor. Radiator. Door to rear porch where electric and gas meters are located. Access to garden.

BEDROOM

13'7 x 10'9 (4.14m x 3.28m)

Rear aspect uPVC double-glazed window. Smooth coved ceiling with central light point. Picture rail. Radiator.

BEDROOM

11'2 x 10'8 (3.40m x 3.25m)

Front aspect uPVC double-glazed window. Smooth coved ceiling with central light point. Wood flooring. Television point.

BEDROOM

10'8 x 9' (3.25m x 2.74m)

Side aspect uPVC double-glazed window. Smooth coved ceiling with inset spot lighting. Picture rail. Television point. Radiator. Wood floor.

BATH/SHOWER ROOM

8'7 x 7'2 (2.62m x 2.18m)

Side aspect obscured uPVC double-glazed window. A four piece suite comprising panel bath with central mixer taps, corner shower cubicle, low-level W.C and vanity wash hand basin. Part tiled walls. Heated towel rail. Ceramic tiled floor. Smooth coved ceiling with inset spot lighting extractor fan. Wall mounted heater.

OUTSIDE

REAR GARDEN

Measuring in excess of 100' a lovely private garden laid mainly to lawn, enclosed by panel fencing and hedging. To the bottom of the garden you find a patio area with

pergola over, vegetable plots and large hard standing for shed. Outside light and tap. Pedestrian access to both side of property leading to front.

FRONT GARDEN

Enclosed by low bearing wall. Laid to lawn with shrub borders.

GARAGE AND PARKING

A single garage with up and over door. Parking on driveway for 3-4 cars.

DIRECTIONS

From Saxons Weston office continue along the Boulevard away from the traffic lights and at second set of traffic lights turn left into Albert Quadrant and into Arundell Road at the top of the road turn right into Bristol Road Lower and continue into Upper Bristol Road, after the parade of shops turn left into Milton Hill continue up the hill, turn left into Worlebury Hill Road, follow the road ahead. Proceed past Furze Close and take the next right. Follow the road down the hill and continue right onto Furze Road.

MONEY LAUNDERING REGULATIONS 2012

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your cooperation in order that there will be no delay in agreeing the sale.

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CURRENT FLOORPLAN

