



 **3**
Bedrooms

 **2**
Bathrooms



SUPERB 3/4 BEDROOM 2/3 RECEPTION EXTENDED DETACHED DORMER BUNGALOW. VERSATILE SPACIOUS FAMILY HOME OR SUITABLE FOR DUAL OCCUPANCY. LOCATED WITHIN THE PREMIER ADDRESS OF WORLEBURY.



Enjoying lovely sea and country views, this one-off detached dormer bungalow has to be viewed internally to be fully appreciated. One of the main features, is the TWO STOREY dormer extension ideal for dual independent living, or a versatile spacious family home. Currently offering three/four bedrooms two/three reception rooms, office, two well fitted kitchens/utility, family bathroom and en-suite dressing rooms. The first-floor bedroom/sitting room with bi fold doors enjoys far reaching views across Sand Bay and the Bristol Channel towards the Welsh coast. To the rear, the south facing gardens enjoy sunshine throughout the day and there is ample parking. Worlebury is one of our most requested locations surrounded by woodland, with an 18 hole golf course, active Community Residents Association and sought after St Paul's C of E Primary School Worlebury, with Kewstoke village, beach and Ashbury Park Nearby. Family and dog walking heaven! A wide range of amenities are found in nearby Milton & Worle High Streets, including a range of shops, doctors surgeries, etc. Worlebury also benefits from easy access to the M5 motorway, a local bus service on its doorstep into Weston, with good bus and rail links to surrounding areas, Bristol and beyond.

- **Wonderfully
Appointed
Detached Dormer
Bungalow**
- **Sunny Rear Garden**

- **Ideal Dual
Occupancy**
- **Well Presented
Throughout**

- **Far Reaching Sea
Views**
- **Premier Hillside
Location**

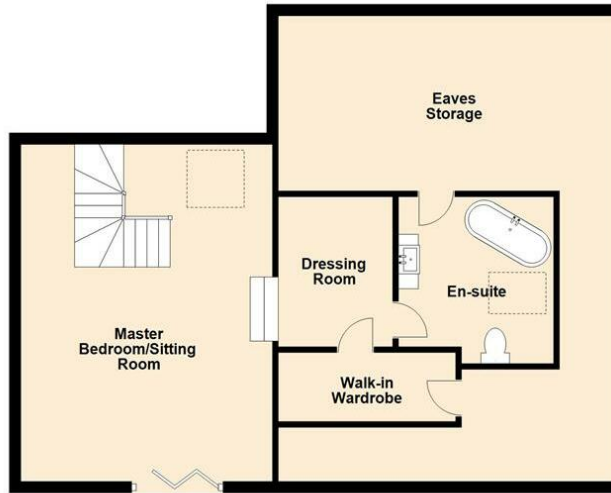




Ground Floor
Approx. 1207.0 sq. feet



First Floor
Approx. 803.7 sq. feet



Total area: approx. 2010.7 sq. feet

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Worlebury, BS22

