



1 WORLEBURY CLOSE, WORLEBURY

ASKING PRICE OF £445,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED DORMER BUNGALOW
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM
- OFF STREET PARKING
- NO ONWARD CHAIN

1 WORLEBURY CLOSE, WOLEBURY



Cooke & Co are delighted to offer for sale this lovely, detached dormer bungalow, located in a quiet cul-de-sac in the desirable Worlebury area, with woodland, coastal walks and Worlebury golf course close by. The property briefly comprises of four bedrooms, one with en-suite shower room, two reception rooms, fitted kitchen, conservatory, family bathroom, off road parking with front and rear garden areas

FRONT

To the front of the property there is a blocked paved driveway for off road parking, trees and shrubs borders for privacy, and a gate to the side for access to the rear garden.

ENTRANCE

Front door leading into porch area, and a inner door leading into entrance hall, with wall radiator, storage cupboard, stairs to first floor and a under stairs storage cupboard.

LOUNGE

21' 3" x 20' 2" (6.48m x 6.15m) Double glazed window and double glazed patio doors leading to rear garden, wall radiators, carpet flooring

KITCHEN

12' 5" x 10' 5" (3.78m x 3.18m) Double glazed window to the side, wall and base kitchen units wall unit housing the newly fitted boiler with 5 a 5 year guarantee, with a single sink and drainer, gas hob and electric oven with a extractor fan, space for a fridge/freezer with laminate flooring.

CONSERVATORY

14' 1" x 8' 9" (4.29m x 2.67m) Fully double glazed windows and door leading into rear garden, wall radiator, and laminate flooring, with a storage cupboard

BEDROOM ONE

13' 9" x 13' 5" (4.19m x 4.09m) Double glazed bay window to the front, wall radiator

BEDROOM TWO

13' 8" x 13' 5" (4.17m x 4.09m) Double glazed bay window to the front and a double glazed window to the side, wall radiator

BATHROOM

11' 7" x 6' 4" (3.53m x 1.93m) Double glazed frosted window to the side bath with taps to the side, wash hand basin, corner shower unit, and WC. with a storage cupboard and wall radiator.

FIRST FLOOR LANDING

Double glazed window to the front, this is an idea space for an office/study

BEDROOM THREE

21' 9" x 9' 9" (6.63m x 2.97m) Double glazed sky light window and double glazed window to the rear, wall radiator

EN-SUITE

8' 1" x 4' 7" (2.46m x 1.4m) Shower, built in sink unit and WC

BEDROOM FOUR

12' 5" x 7' 5" (3.78m x 2.26m) Double glazed sky light window, and a wall radiator

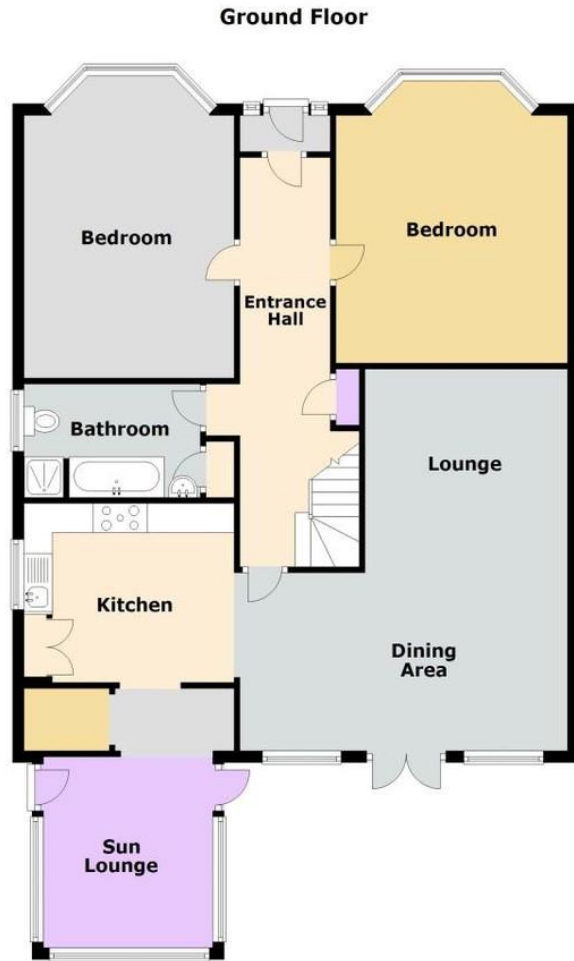
REAR GARDEN

Patio area and laid to lawn, garden shed for storage and a side gate leading to the front of the property.

1 WORLEBURY CLOSE, WORLEBURY BS22 9RT



Council Tax:
Band E
Local Authority:
North Somerset Council



Total area: approx. 159.1 sq. metres (1712.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

OFFICE CONTACT INFO

236 High Street
 Worle
 Weston-Super-Mare
 Avon
 BS22 6JE

01934 522244
 enquiries@cookeproperty.co.uk
 www.cookeproperty.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

COOKE & CO
 your local property expert