



4 BREE CLOSE, NORTH WORLE BS22 7JX

ASKING PRICE OF £424,950

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED HOUSE
- SELF CONTAINED ANNEX
- FIVE BEDROOMS
- DINING ROOM & LOUNGE
- FITTED KITCHEN & UTILITY
- WEST FACING GARDEN
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D
- EPC RATING D

4 BREE CLOSE, WESTON-SUPER-



Cooke & Co are delighted to offer for sale this spacious five bedroom detached family home, with a self-contained annex, boasting a cul-de-sac position. Providing for easy access to the M5, transport links, shops, amenities, primary & secondary schools. The property briefly comprises of lounge, dining room, kitchen, utility room, downstairs cloakroom, five bedrooms, family bathroom, parking to the front for two vehicles and a good sized rear garden. The annex, what was originally the garage has been converted to provide a kitchen, bedroom/lounge area and shower room.

FRONT OF HOUSE

Good sized front garden mainly laid to chippings with off road parking for two vehicles. Gated access to either side of the property. Access via double glazed door to main house and separate access to annex via a double glazed door

ENTRANCE HALL

Radiator, stairs to first floor, built in cupboard

DOWNSTAIRS CLOAKROOM

Radiator, wash hand basin, low level WC, double glazed window to the front

LOUNGE

14' 20" x 11' 84" (4.78m x 5.49m) Feature fireplace, double glazed bay window to the front, radiator, double doors leading to...

DINING ROOM

9' 26" x 10' 92" (3.4m x 5.38m) Double glazed window to the rear, radiator

KITCHEN

10' 80" x 8' 16" (5.08m x 2.84m) Double glazed window to the rear, range of wall and base units, inset one and a half bowl sink, space for dishwasher, oven, hob and extractor over, storage cupboard

UTILITY ROOM

7' 02" x 5' 78" (2.18m x 3.51m) Space for washing machine and further appliance, Worcester boiler 8 years old, double glazed door and window to the rear, radiator

LANDING

loft access x 2, double glazed window to the side, airing cupboard with shelving and hot water tank, built in cupboard

BEDROOM 1

10' 36" x 11' 15" (3.96m x 3.73m) Double glazed window to the front, built in wardrobes, radiator

BEDROOM 2

11' 79" x 10' 30" (5.36m x 3.81m) Double glazed window to the rear, radiator

BEDROOM 3

15' 49" x 6' 96" (5.82m x 4.27m) Double glazed window to the front, radiator

BEDROOM 4

8' 21" x 7' 33" (2.97m x 2.97m) Double glazed window to the front, radiator

BEDROOM 5

7' 17" x 6' 38" (2.57m x 2.79m) Double glazed window to the rear, radiator

MAIN BATHROOM

Fully tiled walls, vanity unit with inset wash basin, WC, heated towel rail, bath with overhead shower, double glazed window to the rear

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ANNEX

Accessed via a step leading to double glazed door

ANNEX KITCHEN

6' 96" x 5' 81" (4.27m x 3.58m) Built in units, single drainer sink, induction hob, extractor over, integrated fridge, space for washing machine, electric heater

ANNEX SHOWER ROOM

Wash basin with vanity unit below, low level WC, corner shower enclosure with electric shower, heated towel rail

ANNEX LOUNGE/SINGLE BEDROOM

7' 11" x 6' 57" (2.41m x 3.28m) Double glazed window to the side, electric heater

OUTSIDE TO THE REAR

Laid partly to paving slabs, raised patio area, lawn area, two sheds and enclosed fencing



Council Tax:

Band D

Local Authority:

North Somerset District Council



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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

