



31 MIDHAVEN RISE, NORTH WORLE

ASKING PRICE OF £367,500

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED FAMILY HOUSE
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- CONSERVATORY
- LOUNGE/DINER
- INTEGRAL GARAGE & PARKING
- D/GLAZING & GAS C/HEATING
- NO ONWARD CHAIN

31 MIDHAVEN RISE, NORTH WORLE



Cooke & Co are delighted to offer for sale with no onward chain this four bedroom detached family home, set in an elevated position, situated on the North Worle/Kewstoke border. Ideally located for schools, transport links and shops. The property briefly comprises of four bedrooms, lounge/diner, good sized kitchen/breakfast room, conservatory, integral garage & parking, downstairs WC, family bathroom and fully enclosed garden.

FRONT OF PROPERTY

Block paved driveway, part laid to lawn, timber gate to side accessing the garden

Access to integral garage with up and over door

ENTRANCE HALL

Double glazed door & double glazed window to side, stairs leading to first floor, radiator, archway leading to lounge

LOUNGE/DINER

12' 45" x 25' 09" (4.8m x 7.85m) Bay fronted double glazed window to front, radiator, gas flame fire inset with brick surround

Dining area, double glazed window to rear

Door leading to hallway with access to;

Integral garage housing boiler

Under stair storage cupboard

Downstairs WC, obscure double glazed window to side, wash basin

KITCHEN/BREAKFAST ROOM

9' 25" x 14' 57" (3.38m x 5.72m) Fully fitted kitchen, stainless steel inset sink/drain, plumbing for washing machine, dishwasher, space for fridge-freezer and cooker, existing extractor hood over. Double glazed window to rear, radiator, glazed door leading to conservatory

CONSERVATORY

Double glazed with doors leading to garden

LANDING

Loft hatch, storage cupboard housing water tank

BATHROOM

White suite comprising of bath with mixer taps, WC, wash basin with vanity unit below, part tiled, double glazed obscure window to rear

BEDROOM ONE

12' 04" x 12' 54" (3.76m x 5.03m) Double glazed window to front, built in storage cupboard, radiator

BEDROOM TWO

12' 9" x 9' 25" (3.89m x 3.38m) Double glazed window to rear, radiator

BEDROOM THREE

7' 88" x 12' 93" (4.37m x 6.02m) Double glazed window to rear, radiator

BEDROOM FOUR

7' 83" x 11' 81" (4.24m x 5.41m) Double glazed window to front, radiator

REAR GARDEN

Laid to lawn & patio slabs, fully enclosed, side gated access to front of property.

31 MIDHAVEN RISE, NORTH WORLE, BS22 9LT



Council Tax:

Band D

Local Authority:

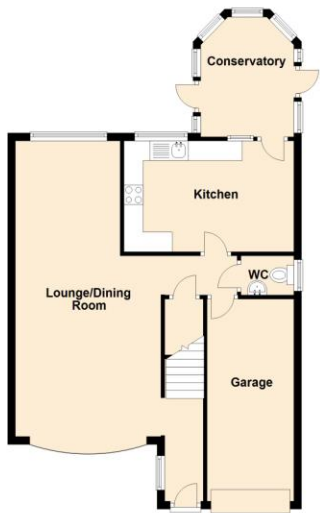
North Somerset District Council



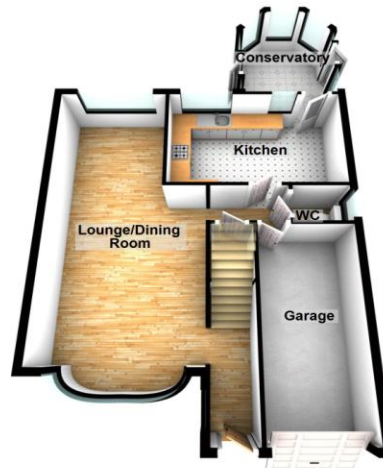
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

enquiries@cookeproperty.co.uk

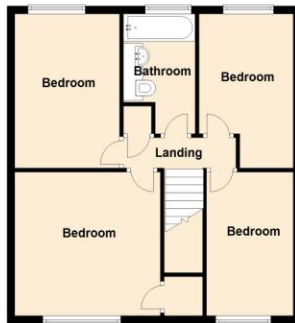
Ground Floor



Ground Floor



First Floor



First Floor



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

