



## 27 SUNNINGDALE ROAD, WORLE

£370,000

**COOKE & CO**  
*your local property expert*

### PROPERTY FEATURES

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN/DINER
- DOWNSTAIRS WC
- FAMILY BATHROOM
- GARAGE & PARKING
- D/GLAZING & GAS C/HEATING
- SOUTH FACING GARDEN
- NO ONWARD CHAIN

# 27 SUNNINGDALE ROAD, WORLE,



Cooke & Co are delighted to offer for sale with no onward chain this four bedroom detached family home, occupying a good sized corner plot, with garage and parking, gardens to the rear and to the side, which is south facing and is ideally located in the popular North Worle area with good access to primary and secondary schools, supermarket & local amenities, local bus routes, Worle train station and access to the M5 corridor. The property briefly comprises of lounge, kitchen/diner, downstairs cloakroom, four bedrooms, family bathroom with separate shower cubicle.

## FRONT OF PROPERTY

Driveway leading to garage with up and over door, gas boiler, electric supply, front entrance, front garden laid to lawn and shrubs, gated side access to rear

## ENTRANCE HALL

Via double glazed door, cupboard housing gas meter, radiator, double glazed window to side, door leading to lounge

## LOUNGE

15' 0" x 11' 6" (4.57m x 3.51m) Radiator, double glazed window to front, door leading to kitchen/diner

## KITCHEN/DINER

9' 0" x 9' 1" (2.74m x 2.77m) Dining area 12.2ft x 12.3ft (3.71m x 3.73m), radiator, laminate flooring, double glazed patio door leading to garden, stairs to first floor

Kitchen 9ft x 9ft 1 (2.74m x 2.77m) range of wall and base units, tiled splash backs, single bowl sink drainer, space for washing machine, under counter fridge, integrated electric oven and electric hob with extractor hood over, radiator, double glazed window to rear, door leading to utility area

## UTILITY AREA

Storage cupboard, door leading to cloak room with WC and sink, radiator, double glazed door leading to side of property.

## FIRST FLOOR LANDING

Loft access, cupboard housing water tank

## FAMILY BATHROOM

Corner shower cubicle, electric overhead shower, WC, sink, bath with mixer taps, towel rail, obscured double glazed window to side

## BEDROOM ONE

13' 9" x 11' 7" (4.19m x 3.53m) Double glazed windows to front x 2, radiator

## BEDROOM TWO

9' 0" x 14' 0" (2.74m x 4.27m) Double glazed window to rear, built in wardrobe, radiator

## BEDROOM THREE

8' 9" x 7' 6" (2.67m x 2.29m) Double glazed window to rear, radiator

## BEDROOM FOUR

8' 9" x 7' 4" (2.67m x 2.24m) Double glazed window to front, radiator

## GARDENS

Enclosed rear garden laid to patio slab, feature raised flower bed, variety of bordering shrubs, shed, side gates access to front of property

Enclosed garden to side, south facing and laid to lawn, with a variety of bordering shrubs.

# 27 SUNNINGDALE ROAD, WORLE BS22 6XG



## **Council Tax:**

Band D

## **Local Authority:**

North Somerset District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	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.