



# CROOKES LANE, KEWSTOKE BS22 9XE

£320,000

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

## PROPERTY FEATURES

- SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- LARGE DRIVEWAY
- DOUBLE GARAGE
- KITCHEN & LEAN TO
- DINING ROOM
- LOUNGE
- BATHROOM
- DOUBLE GLAZING
- GAS CENTAL HEATING
- IDEAL PROJECT
- NO ONWARD CHAIN

# CROOKES LANE, KEWSTOKE BS22 9XE 3 1 2 D

**\*\*REQUIRES UPDATING/MODERNISING\*\***

Cooke & Co are delighted to offer for sale this SEMI-DETACHED three-bedroom BUNGALOW WITH no onward chain, situated in the popular coastal village of Kewstoke approximately 3 miles from Weston super Mare. The village has a local store, public house, restaurant/cafe and easy access to Worle village providing everyday shopping facilities. The beach is within a short walk of the property providing superb coastal walks etc.

The property briefly comprises of three bedrooms, kitchen & dining room, lounge, bathroom with a bath and shower overhead, lean to/utility area, courtyard area to the rear of the property, double garage and storage shed. The bungalow further boasts a large front garden and driveway for several vehicles.

## **FRONT OF PROPERTY**

Gated access to driveway for several vehicles and garden laid to lawn, storage shed & double garage.

Hedges & fencing bordering the property, access to the rear courtyard

## **ENTRANCE HALL**

Accessed via UPVC front door, floor standing boiler, wall mounted consumer unit and electric meter,

Door leading to third bedroom (extension added to the property approx. 30 years ago)

Door leading into lounge

## **LOUNGE**

17' 0" x 11' 9" (5.18m x 3.58m) Bay fronted double glazed window to front, radiator

## **DINING ROOM**

11' 7" x 10' 8" (3.53m x 3.25m) Double glazed window to side radiator

Archway leading into

## **KITCHEN**

13' 9" x 6' 2" (4.19m x 1.88m) Range of wall and base units, worktop over, stainless steel single sink drainer, mixer taps, built in electric over and hob, extractor over, tiled splashbacks, double glazed window to rear, radiator

Door leading to

## **LEAN TO**

Plumbing for washing machine, base units with worktop over, door leading into rear courtyard

## **HALLWAY**

Access from the lounge

Roof void access, airing cupboard

Doors to

## **BEDROOM ONE**

12' 5" x 10' 9" (3.78m x 3.28m) Double glazed bay window to front, built in units, radiator

## **BEDROOM TWO**

11' 5" x 11' 0" (3.48m x 3.35m) Double glazed window to rear, radiator

## **BATHROOM**

Panel bath with mains shower overhead, WC, pedestal wash basin

## **REAR COURTYARD**

36' 4" x 17' 6" (11.07m x 5.33m) Laid to patio slabs, walled rear boundary, water tap



# CROOKES LANE, KEWSTOKE, BS22 9XE

## DOUBLE GARAGE

Up and over door and wooden doors, power supply, windows x 3



**Council Tax:**  
Band C  
**Local Authority:**  
North Somerset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 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