



101 SILVERBERRY ROAD, MEAD VALE

ASKING PRICE OF £289,995

COOKE & CO
your local property expert

PROPERTY FEATURES

- EXTENDED SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- OPEN PLAN LIVING
- MODERN KITCHEN
- FAMILY BATHROOM
- CLOAKROOM & UTILITY
- NEW COMBI BOILER
- GARAGE & PARKING

101 SILVERBERRY ROAD, BS22 6SD



COOKE & CO are delighted to bring to the market for sale this recently UPDATED, MODERNISED & EXTENDED, TWO BEDROOM semi-detached bungalow, ideally situated on a level location, close to travel links and close proximity to Worle High Street amenities. The bungalow further boasts open plan living area, UTILITY room, family bathroom including a shower cubicle, cloakroom, BRAND NEW VAILLANT BOILER, newly laid garden patio, enclosed rear garden with a garage and parking to the rear of the property.

****INTERNAL VIEWING HIGHLY RECOMMENDED****

FRONT OF PROPERTY

Front garden laid to lawn, pathway leading to iron gate leading to front entrance

ENTRANCE HALL

Vertical radiator, wall mounted consumer unit, doors leading to all rooms

BEDROOM ONE

17' 3" x 9' 8" (5.26m x 2.95m) Double glazed window to front, radiator

BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m) Double glazed window to front, radiator

BATHROOM

Panel bath, WC, sink with vanity unit under, shower cubicle with mains shower, part tiled, heated towel rail, obscure double glazed windows to side

CUPBOARD

Housing new Vaillant combi boiler

LOUNGE

16' 9" x 9' 0" (5.11m x 2.74m) Vertical radiator, opening into kitchen/diner

KITCHEN/DINER

18' 8" x 13' 8" (5.69m x 4.17m) Newly fitted modern kitchen with a range of wall and base units, work top over with tiled splash backs, 1 1/2 bowl sink drainer with mixer tap, integrated fridge/freezer, dishwasher, double oven & grill, kitchen island with induction hob with integrated extractor, vertical radiators x 2, double glazed patio doors & window to rear garden

Door leading to

UTILITY ROOM

Range of base units with work top over, plumbing for washing machine and space for tumble dryer

Door leading to

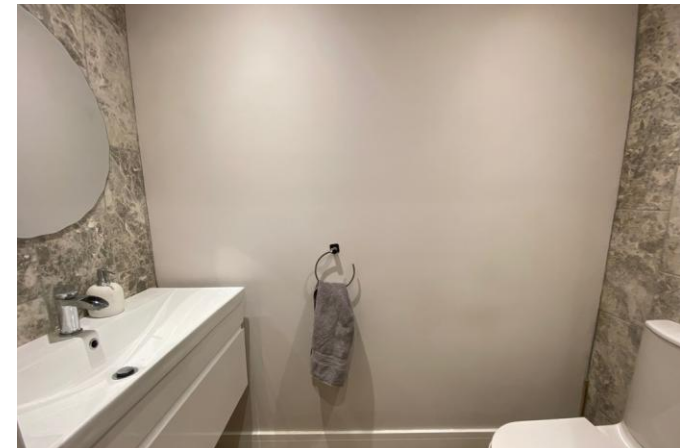
CLOAK ROOM

WC, sink with vanity unit under

REAR GARDEN

Newly laid patio slabs with area ready to lay to lawn if required, pathway to side of property with gated access to the front. Gated access to the rear leading to garage & parking

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Council Tax:

Band C

Local Authority:

North Somerset District Council



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

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