



65 THE HEDGES, ST.GEORGES

ASKING PRICE OF £475,000

COOKE & CO
your local property expert

PROPERTY FEATURES

- DETACHED BUNGALOW
- CUL-DE-SAC POSITION
- THREE DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- MASTER WITH EN-SUITE
- CONSERVATORY
- D/GLAZING & GAS C/HEATING
- DRIVEWAY & GARAGE
- NO ONWARD CHAIN

65 THE HEDGES, ST.GEORGES, BS22 7BU 3 2 1 TBC

COOKE & CO are delighted to bring to the market for sale which is RARELY AVAILABLE with NO ONWARD CHAIN this attractive DETACHED THREE BEDROOM 'ALFORD' BUNGALOW, and highly sought after on this cul-de-sac, ideally situated on the level and close to local amenities and transport links.

The bungalow further comprises of a modern kitchen, an l-shaped lounge/dining room with a small conservatory leading off, master with ensuite, large driveway leading to a single garage, front & rear gardens.

FRONT OF PROPERTY

Front garden bordered with a variety of mature shrubs and laid to lawn, block paved pathway leading to attractive arched open front porch, double glazed front door leading into entrance hall.

Hard standing driveway leading to garage. Timber gate leading to rear garden

ENTRANCE HALL

Radiator, storage cupboard housing consumer unit and further storage cupboard, access to loft space, doors leading to all principle rooms

LOUNGE/DINER

21' 0" x 15' 1" (6.4m x 4.6m) Reducing to 11'0" - Double glazed window to rear and double glazed sliding patio doors leading into conservatory, radiator x 2

CONSERVATORY

8' 8" x 8' 3" (2.64m x 2.51m) Updated 8 years ago with low level brick and double glazed windows and roof,

KITCHEN

10' 7" x 10' 5" (3.23m x 3.18m) Modern range of wall and base units with work top over with inset 1 1/2 bowl stainless steel sink with mixer tap, tiled splash backs, built in double oven, 5 ring gas hob with extractor hood over, brand new integrated fridge/freezer, plumbing for washing machine, wall mounted Vaillant combi boiler approx. 12 years old and regularly serviced, double glazed door leading to side of property, double glazed window to side, tiled floor, radiator

BEDROOM ONE

10' 7" x 9' 7" (3.23m x 2.92m) Plus built in wardrobe, double glazed window, radiator, door leading to

ENSUITE

Comprising shower enclosure with mains shower, WC, wash basin with vanity unit under, chrome heated towel rail, obscure double glazed window to side, tiled floor

BEDROOM TWO

12' 2" x 9' 6" (3.71m x 2.9m) Built in wardrobes, double glazed window to front, radiator

BEDROOM THREE

12' 1" x 8' 3" (3.68m x 2.51m) Built in wardrobes, double glazed window to rear, radiator

BATHROOM

7' 4" x 5' 1" (2.24m x 1.55m) Three piece suite comprising of panel bath with mixer tap, WC, pedestal wash basin, tiled floor, heated towel rail, obscure double glazed window to side, extractor fan

REAR GARDEN

Block paved patio and lawn, variety of mature shrubs, enclosed with timber fencing, outside water tap, side door access to garage

GARAGE

Up and over door, lighting and power

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Council Tax:
Band E
Local Authority:
North Somerset District Council



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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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