

Willows End, Cooks Lane, Banwell, Somerset. BS29 6DS

£500,000 Freehold

SOLD STC



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## PROPERTY DESCRIPTION

HOUSE FOX PRESENTS - This well presented detached bungalow has space for all the family with 4 double bedrooms, 2 having an en-suite, a 21' lounge diner, wrap-around gardens, plenty of driveway parking and a double garage all set on the outskirts of the countryside.

The property is approached via the large gated driveway which can hold up to 10 vehicles leading to the double garage and to a front entrance porch.

The entrance hall then has doors to most rooms with a large lounge diner to the front having French doors out to the private front gardens. From the living room there is a door to bedroom 1 which benefits from a built in double wardrobe and an en suite with WC, basin and shower. To the rear of this large bungalow there are 3 further bedrooms with bedroom 2 having an en suite of WC, basin and large shower. The kitchen is a good size and offers a range of wall and base units with worktops over, 5 ring gas hob with extractor hood over, eye level electric double oven, integral microwave combination, wine fridge and dishwasher, space for fridge freezer, inset stainless steel sink/drainers and a door to a utility area to the side which has the washing machine and dryer, a wash basin and a door to the side of the house and to the garden. The family bathroom is split with a WC in one side and in the other is a basin and bath with shower over. In the hall there are also 2 useful built in cupboards.

Outside to the front is laid to lawn and chippings for the driveway, the double garage which has 2 up and over doors to the front, power and lighting, a water supply tap and to the rear is an outbuilding with WC. Also to the side of the garage is a useful timber garden shed. The private garden to the rear of the property is laid to lawn with an allotment area, greenhouse and a decked area for table and chairs.

This property has been priced to sell & is sure to attract much attention - we recommend an early viewing to fully appreciate all this versatile home has to offer.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Large detached bungalow
- Four bedrooms, 2 with en suite
- Well presented property throughout
- Great size gardens
- Dead-end lane location
- Double Garage and ample driveway parking
- Great location near countryside
- EPC - D



## ROOM DESCRIPTIONS

### Entrance Hall

### Lounge Diner

21' 3" x 17' 9" (6.48m x 5.41m) Radiator; Upvc double glazed window to front and french doors to garden; door to bedroom

### Bedroom 1

14' 9" max x 12' 3" max (4.50m x 3.73m) Radiator; Upvc double glazed window to front; door to en suite; built in cupboard

### En Suite to Bed 1

Towel Radiator; Upvc double glazed window to rear; white suite of WC, basin and shower

### Kitchen

12' 7" max x 9' 7" max (3.84m x 2.92m) Radiator; door to utility; range of wall and base units with worktops over, 5 ring gas hob with extractor hood over, eye level electric double oven, integral microwave, wine fridge and dishwasher, space for fridge freezer, inset stainless steel sink/drainer

### Utility

6' 7" x 5' 7" (2.01m x 1.70m) base unit with worktop over; space for washing machine and dryer, wash basin and a door the side of the house and to the garden

### Bedroom 2

13' 9" x 9' 9" (4.19m x 2.97m) Radiator; Upvc double glazed window to rear; door to en suite

### En Suite to Bed 2

Radiator; Upvc double glazed window to rear; white suite of WC, basin and large shower

### Bedroom 3

16' 0" x 10' 8" (4.88m x 3.25m) Radiator; Upvc double glazed window to rear; built in double wardrobe

### Bedroom 4

11' 8" x 7' 9" (3.56m x 2.36m) Radiator; Upvc double glazed window to front

### Bathroom and separate WC

Each having Upvc double glazed window to side; Separated into WC in one and then bath with shower over and wash basin and towel radiator in the other

### Double Garage and WC

19' 0" x 18' 0" (5.79m x 5.49m) Having 2 steel framed up and over security doors to front; water tap; power and lighting; timber shed to side of garage.

Separate WC to rear with own door, approx 5'4 x 2'7

### Outside

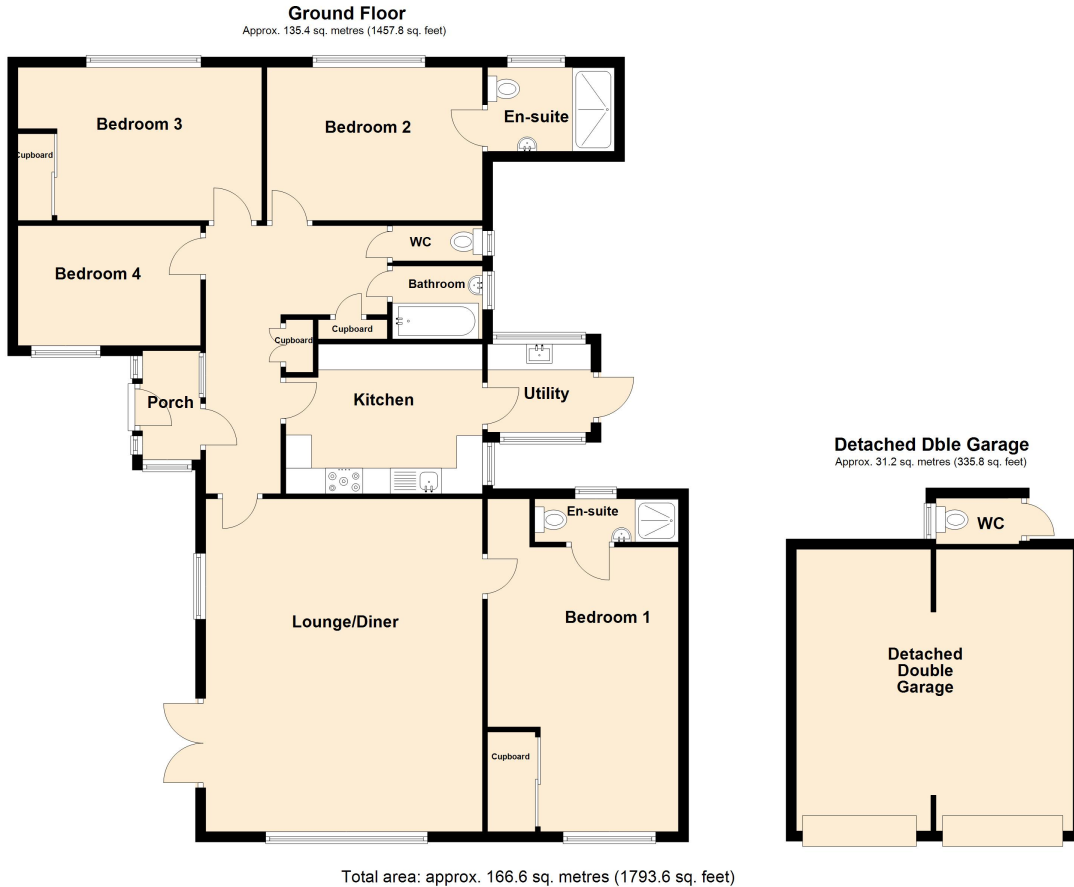
FRONT - mostly laid to lawn with shrub borders and chippings for the driveway leading to the double garage; to the side of the garage is a useful timber garden shed.

REAR - The private garden to the rear of the property is laid to lawn with an allotment area, greenhouse and a decked area for table and chairs.

**NB: This property is on a septic tank, which is around 7 years old**



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	