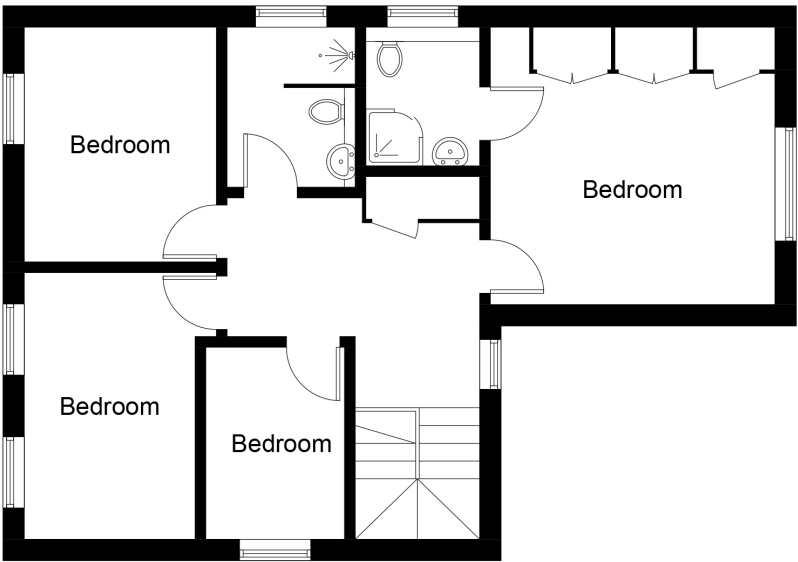
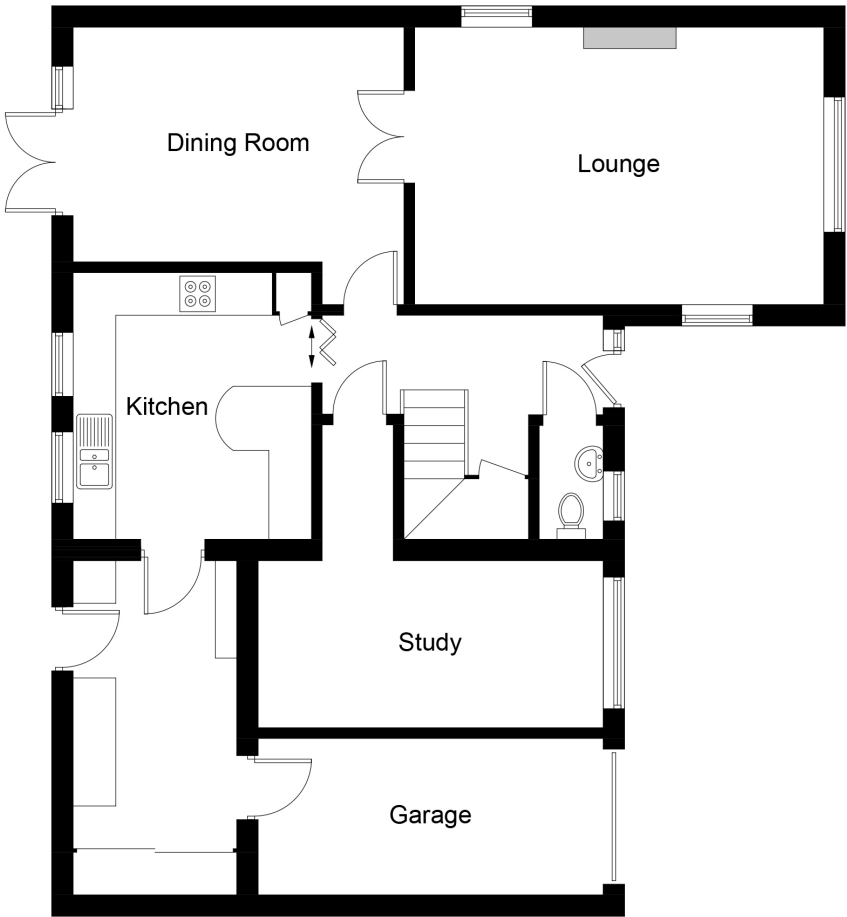




7 Wookey Close

Approximate Gross Internal Area = 165.7 sq m / 1783 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	80
	EU Directive 2002/91/EC	

Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1145684
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This immaculate detached family home occupies a highly desirable location, that is rarely available on the market and combines stylish presentation, comfort and functionality. Sitting in delightful, private gardens this well designed home is perfectly placed for access to local schools, public transport links, including the mainline train station at Backwell and numerous countryside walks. Available with no onward chain, if necessary, the well appointed accommodation briefly comprises; Entrance Hall, Cloakroom, Study, Sitting Room, Dining Room, Kitchen/Breakfast Room and Utility Room, four Bedrooms, En Suite Shower Room and Family Shower Room. Outside, there well maintained Gardens to the front and rear along with a Garage and Driveway parking.

ROOM DESCRIPTIONS

Entrance Hall
Entered via composite door with matching glazed side panel. Stairs to first floor accommodation with useful storage cupboard below. Radiator and 'Karndean' flooring. Doors to; Cloakroom, Sitting Room, Dining Room, Study and Kitchen/Breakfast Room.

Cloakroom
Fitted with a white suite comprising; vanity unit with inset basin and concealed cistern low level W.C. Radiator, 'Karndean' flooring and UPVC double glazed window to front.

Sitting Room
19' 1" x 12' 7" (5.82m x 3.84m)
Feature fire place with gas coal effect inset. Two radiators. UPVC double glazed windows to front and side aspects. Double doors to Dining Room.

Dining Room
14' 4" x 10' 7" (4.37m x 3.23m)
Radiator. UPVC double glazed French doors opening on to Rear Garden.

Study/ Family Room
16' 6" x 7' 7" (5.03m x 2.31m)
Radiator, laminate flooring and UVPC double glazed window to front.

Kitchen/Breakfast Room
12' 5" x 11' 1" (3.78m x 3.38m)
Fitted with a range of wall and base units with Granite work surfaces over. Inset one and a half bowl composite sink and drainer with mixer tap and tiled splashbacks. Peninsular breakfast bar. Range cooker with extractor over and spaces for dishwasher and under counter fridge. Radiator and 'Kardean' flooring. Two UPVC double glazed windows to rear. Door to Utility Room.

Utility Room
13' 2" x 7' 2" (4.01m x 2.18m)
Fitted with a range of base units with wood effect work surfaces over. Inset stainless steel sink and drainer with mixer tap. Spaces for washing machine, tumble dryer and upright fridge/freezer. Double sliding doors to large storage cupboard. Wall mounted 'Vaillant' combi boiler. Radiator and 'Karndean' flooring. Door to Garage. UPVC double glazed window and door to rear.

Landing
loft with ladders. Airing cupboard. UPVC double glazed window to front. Doors to all Bedrooms and Family Bathroom.

Principle Bedroom
13' 0" x 11' 9" (3.96m x 3.58m)
A range of fitted wardrobes. Radiator. UPVC double glazed window to front. Door to En Suite Shower Room.

En Suite Shower Room
Tiled and fitted with a white suite comprising; shower quadrant with electric shower pus a range of vanity units with inset basin and concealed cistern low level W.C. Illuminated bathroom cabinet, radiator and vinyl flooring. UPVC double glazed window.

Bedroom 2
12' 4" x 7' 9" (3.76m x 2.36m)
Radiator. UPVC double glazed window to rear.

Bedroom 3
10' 10" x 8' 11" (3.30m x 2.72m)
Radiator. UPVC double glazed window to rear.

Bedroom 4
9' 4" x 6' 3" (2.84m x 1.91m)
Radiator. UPVC double glazed window to side.

Family Shower Room
7' 4" x 5' 8" (2.24m x 1.73m)
Tiled and fitted with a white suite comprising; large walk in shower with thermostatically controlled shower plus a range of vanity units with Granite countertops, inset basin and concealed cistern low level W.C. Illuminated bathroom cabinet, radiator and vinyl flooring. UPVC double glazed window.

Front Garden
Enclosed by natural hedging and laid to lawn with Tarmac driveway.

Garage
Up and over door to front. Power connected. Pedestrian door to rear.

Rear Garden
Fully enclosed by wall and timber panel fencing with gated access to front. Predominantly laid to a well manicured, level lawn with two patio and well stocked, shaped shrub borders. Outside tap and sockets plus useful patioed area to side with timber shed.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: F

