



GIBBINS RICHARDS 

Stoneygate, Park Lane, Goathurst, Nr. Bridgwater TA5 2DF

GIBBINS RICHARDS 
Making home moves happen

An exceptionally and superbly presented four bedroom detached property within a generous private plot with three large double bedrooms and internal annexe accommodation with large double bedroom, shower room and kitchen/sitting room area. Ample off road parking, good size garage with roller door with reception room/gym above. Unique and individual build - immaculately presented throughout, large sitting/dining room with ample space for furniture, multi media wall, open plan kitchen/breakfast room with central breakfast bar and useful utility room. Three large double bedrooms to the first floor. Large one bedroom Annexe accommodation within the main property. Well presented rear garden. Ample off road parking. Early viewings advised!

Tenure: Freehold / Energy Rating: C / Council Tax Band: E

The sought-after rural village of Goathurst lies at the foot of the Quantock Hills, an area designated as being of 'Outstanding Natural Beauty', 4 miles from Bridgwater and 8 miles north of Taunton. The village benefits from a village hall where regular events are held.

The nearby village of Enmore also offers a local village hall, a public house, eleventh-century church, and highly rated primary school. Enmore Golf Club, with its impressive club house, is close by. Rural activities can be enjoyed at nearby Durleigh Reservoir which offers sailing and coarse fishing facilities.



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MODERN DETACHED HOUSE
AMPLE OFF ROAD PARKING
LANDSCAPED REAR GARDEN
FULLY DOUBLE GLAZED
OIL CENTRAL HEATING
GARAGE WITH RECEPTION ROOM/GYM
ABOVE
PICTURESQUE VILLAGE LOCATION
VIEWING HIGHLY RECOMMENDED
1 BEDROOM ANNEXE WITHIN THE MAIN
PROPERTY
WHAT 3 WORDS: similar.youth.astounded

ACCOMMODATION

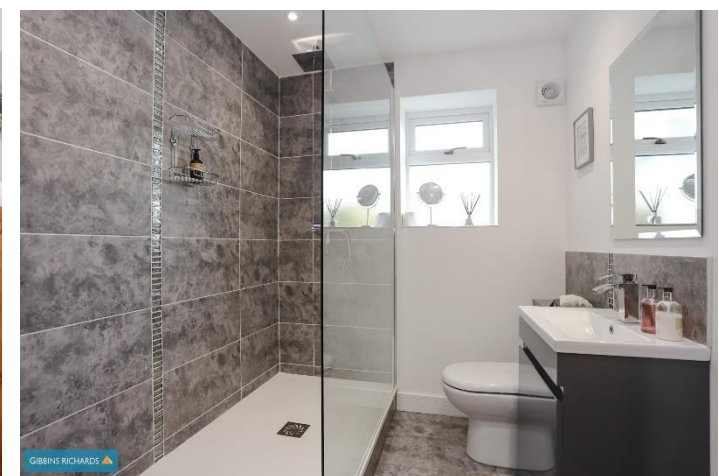
Entrance Hall	Velux sky light. Stairs rising to first floor.
Sitting/Dining Room	23' 4" x 14' 8" (7.11m x 4.47m) Front aspect window. Under stairs storage cupboard. Door to annexe. Built-in fireplace.
Kitchen/Breakfast Room	19' 5" x 11' 7" (5.91m x 3.53m) Fitted with a range of units to base and wall with large breakfast bar with ample space for stalls. Space for large double width 'Range' style cooker, extractor hood, rear aspect window. Inset one and a half bowl sink drainer. Built-in microwave, space for large larder style fridge. Space for wine fridge. Vaulted ceiling light. Sliding stable door providing access through to utility room. French doors to garden.
Utility Room	10' 8" x 7' 0" (3.25m x 2.13m) Tiled floor. Built-in storage cupboards. Oil boiler. Door and window to front. Space for washing machine, tumble dryer, inset sink and drainer.
First Floor Landing	Doors to three bedrooms and bathroom. Airing cupboard. Access to roof void.
Bedroom 1	21' 9" x 13' 3" (6.62m x 4.04m) Front and rear aspect windows. Comprehensive built-in wardrobes. Door to;
En-Suite Shower Room	4' 7" x 4' 7" (1.40m x 1.40m) Equipped in a modern suite comprising low level WC, vanity unit with wash hand basin and walk-in shower enclosure. Velux roof light.
Bedroom 2	12' 5" x 10' 6" (3.78m x 3.20m) Front aspect window. Walk-in wardrobe storage.
Bedroom 3	10' 4" x 10' 11" (3.15m x 3.32m) Rear aspect window.
Family Bathroom	10' 0" x 7' 8" (3.05m x 2.34m) Beautifully presented modern suite with low level WC, built-in vanity unit with wash hand basin, bath and separate double shower cubicle with mixer shower off mains. Velux roof light.



ANNEXE

- Shower Room 7' 4" x 6' 4" (2.23m x 1.93m) Rear aspect obscure window. Fitted in a modern suite comprising low level WC, wash hand basin with built-in vanity unit under and walk-in shower. Electric towel rail.
- Kitchen/Sitting Room 19' 1" x 10' 8" (5.81m x 3.25m) Built-in wooden units to base and wall. Large inset one and a half bowl sink drainer, space for electric cooker, ample seating area. Sitting area with French doors to rear garden.
- Bedroom 13' 3" x 11' 0" (4.04m x 3.35m) Front aspect window. Built-in wardrobes.

- Outside** The frontage has a large driveway with ample space for vehicle parking, large easy to maintain frontage with shingle area and shrub plants. Access to garage. The rear garden is very well presented with a large patio area which is west facing. Large laid to lawn area with attractive fish pond and mature plants and shrubs.
- Garage** Roller door to front and rear access door into garden. Staircase rising to first floor which is currently being used as a gym. This room could be used for a multiple range of uses including home office or games room.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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