



GIBBINS RICHARDS 

4 Korresia Walk, Wilstock Village, Bridgwater TA5 2GT

£399,950

GIBBINS RICHARDS 
Making home moves happen

This beautiful four bedroom detached house offers spacious and modern living. Located on a private road with a green outlook, it features a landscaped rear garden, spacious patio and parking for two cars. Inside, the home includes a contemporary sitting room with a feature fireplace, an upgraded open-plan kitchen with island and Siemens appliances, and a bright dining room with solar-resistant glass roof and French doors to the garden. Additional features include a fully fitted study, utility room, and downstairs cloakroom. Upstairs boasts a master bedroom with en-suite, two large double bedrooms with fitted wardrobes, and a single room. A family bathroom with modern finishes completes the first floor.

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

Located on the popular 'Wilstock Village' development which benefits from plenty of green open space. The M5 motorway at Junction 24 is easily accessible and provides commuter links to Bristol, Exeter and beyond. Bridgwater town centre is just over two miles distant and provides a host of shopping and leisure facilities.

DETACHED FAMILY HOME
IMMACULATELY PRESENTED
MULTIPLE OFF ROAD PARKING
GARAGE
LANDSCAPED REAR GARDEN
EASY ACCESS TO THE M5
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING THROUGHOUT



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Entrance Hallway	Stairs to first floor. Doors to study, sitting room, cloakroom and kitchen/diner.
Study	8' 10" x 6' 7" (2.7m x 2.0m) Front and side aspect windows.
Cloakroom	6' 3" x 2' 7" (1.9m x 0.8m) Low level WC and wash hand basin.
Sitting Room	17' 1" x 11' 10" (5.2m x 3.6m) Front aspect bay window. Feature fireplace.
Kitchen/Diner	Kitchen Area: 15' 1" x 9' 10" (4.6m x 3.0m) French doors to rear garden. Side aspect window. Modern floor and wall cupboard units. Integrated dishwasher, fridge/freezer, electric oven and hob. Dining Area: 10' 2" x 9' 2" (3.1m x 2.8m) French doors to rear garden.
Utility	6' 3" x 5' 7" (1.9m x 1.7m) Side aspect window. Integrated 'Siemens' washer/dryer, Harveys Block Salt water softener located in the base cupboard.
First Floor Landing	Doors to four bedrooms and family bathroom. Hatch to loft. Storage cupboard.
Bedroom 1	12' 2" x 9' 10" (3.7m x 3.0m) Front aspect window. Built-in wardrobes.
En-Suite Shower Room	5' 11" x 5' 7" (1.8m x 1.7m) Rear aspect obscure window. Low level WC, wash hand basin and walk-in shower. Heated towel rail.
Bedroom 2	9' 6" x 8' 6" (2.9m x 2.6m) Front aspect window. Built-in storage cupboard.
Bedroom 3	9' 10" x 8' 6" (3.0m x 2.6m) Side aspect window. Built-in wardrobe.
Bedroom 4	10' 2" x 6' 7" (3.1m x 2.0m) Rear aspect window.
Family Bathroom	6' 7" x 6' 3" (2.0m x 1.9m) Side aspect obscure window. Low level WC, wash hand basin and bath with overhead shower. Heated towel rail.
Outside	To the rear is a fully enclosed landscaped garden with side access gate leading to garage and off road parking.
Garage	17' 1" x 8' 10" (5.2m x 2.7m) Up and over garage door. Light and power.



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GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk