



GIBBINS RICHARDS   
Making home moves happen

46A Crosswell Close, North Petherton, Nr. Bridgwater TA6 6SG  
**£425,000**

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A superbly designed and beautifully finished three bedroom detached modern bungalow. This impressive property has been built with energy efficiency in mind. The accommodation is fully double glazed and warmed by air source heat pump. The property is situated in a pleasant tucked away position in the corner of the close with attractive private gardens and off road parking. Internally, the well proportioned accommodation comprises in brief; entrance hall leading to three bedrooms (master with en-suite shower room), family bathroom and kitchen/dining/sitting room and a separate utility/boiler room accessed off the kitchen. The impressive open plan living space has triple aspect windows allowing for an abundance of natural light and French doors providing access to rear garden. This brand newly built home would benefit from a 'Ten Year - Build Warranty'. The accommodation is beautifully specified throughout.

Tenure: Freehold / Energy Rating: B / Council Tax Band: TBC

North Petherton is a popular small town providing a number of day to day amenities including primary school education, town hall, Tesco Express, pubs, take aways, hairdressers, library, medical centre etc. For a much wider range of shopping, leisure and financial amenities can be found in both Bridgwater and Taunton which both lie within easy access. The property offers convenient access to the M5 motorway at Junction 24.

- BRAND NEW DETACHED BUNGALOW
- TEN YEAR BUILD WARRANTY
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO LOCAL SHOPS
- ENERGY EFFICIENT HOME
- SOLAR PANELS / AIR SOURCE HEAT PUMP
- EV CHARGING POINT
- PRIVATE REAR GARDEN
- VIEWING HIGHLY RECOMMENDED





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Entrance Hall	16' 7" x 8' 2" (5.05m x 2.49m) max Doors to three bedrooms, bathroom and sitting/kitchen/dining area.
Kitchen/Dining/Sitting Room	20' 3" x 13' 8" (6.17m x 4.16m) French doors to rear garden and rear aspect windows. Open to sitting room.
Sitting Area	14' 11" x 14' 11" (4.54m x 4.54m) Side aspect window. Sliding patio doors to rear garden.
Utility/Boiler Room	10' 5" x 5' 5" (3.17m x 1.65m) Window and door to side. Boiler cupboard.
Bedroom 1	13' 3" x 10' 9" (4.04m x 3.27m) Front aspect window. Built-in wardrobe.
En-Suite Shower Room	10' 9" x 3' 11" (3.27m x 1.19m) Obscure window to front. Beautifully equipped with low level WC, wash hand basin with vanity unit under and walk-in double shower enclosure.
Bedroom 2	11' 7" x 10' 0" (3.53m x 3.05m) Front aspect window.
Bedroom 3	10' 11" x 9' 11" (3.32m x 3.02m) Side aspect window.
Bathroom	7' 11" x 7' 8" (2.41m x 2.34m) Beautifully equipped bathroom comprising low level WC, wash hand basin with vanity units, bath with overhead rainfall shower.
Outside	The south facing rear garden measures approximately - 50' (15.23m) in width by 34' (10.36m) in length. Fully enclosed and predominantly laid to lawn with paved patio area adjoining the property and the garden enjoys a good degree of privacy.



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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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