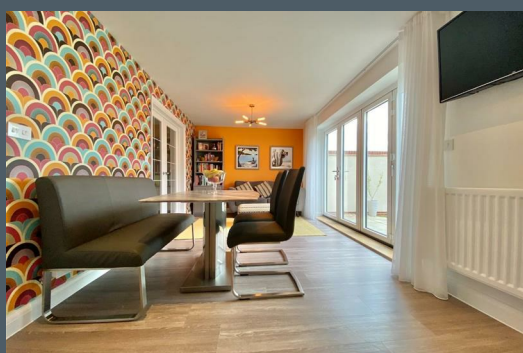


# LAUREL & WYLDE

E S T A T E   A G E N T S



**33 Longfield Drive, Wedmore, BS28 4EW**  
**£585,000**

\*\*\* WOW \*\*\* WOW \*\*\* WOW \*\*\* WHAT A SUPERIOR EXAMPLE OF THIS TYPE OF DETACHED FAMILY HOME \*\*\* ARGUABLY THE BEST / MOST IMMACULATE HOME ON THE DEVELOPMENT \*\*\* 28'6 FT KITCHEN AND DINING / FAMILY ROOM \*\*\* LIVING ROOM WITH A SPECTACULAR HAND MADE MEDIA CENTRE \*\*\* OFFICE / BEDROOM FIVE \*\*\* UTILITY ROOM \*\*\* CLOAKROOM \*\*\* GALLERIED LANDING \*\*\* FOUR DECENT BEDROOMS \*\*\* MASTER EN-SUITE SHOWER ROOM \*\*\* FAMILY BATHROOM \*\*\* OFF STREET PARKING FOR 3 CARS \*\*\* DETACHED DOUBLE GARAGE WITH TWO UP AND OVER DOORS, POWER AND LIGHTING \*\*\* VERY CLOSE TO THE CHILDRENS PARK \*\*\*



### Entrance Hall

Accessed through an obscure double glazed composite door. Stairs leading to first floor landing. Recessed spotlights, smoke alarm, radiator, wall mounted thermostat control. Karndean wood effect flooring. Doors leading to the living room, study, kitchen/dining/family room and cloakroom. Access to a useful understairs storage cupboard with ceiling light.



### Cloakroom

Recessed spotlights, extractor fan, Karndean wood effect flooring, radiator, low level w/c with hidden cistern, wall hung wash hand basin with chrome mixer tap and tiled splashback.



### Living Room

15'5" x 11'2" (4.70m x 3.40m)

A lovely front aspect room with a large uPVC double glazed window, 2 ceiling lights, radiator, power sockets including usb socket. The living room features a hand made full height fireplace and media panel providing built in space for TV, soundbar, media boxes, subwoofer. The media panel also houses a colour changing electric convector fire. Wooden glazed doors leading through to the kitchen/dining/family room.



### Kitchen/Dining/Family Room

28'6" x 9'6" (8.69m x 2.90m)

A fabulous full width room with uPVC double glazed bifolding doors leading out to the rear patio and gardens. uPVC double glazed window overlooking the rear garden. Feature ceiling light in the dining/family area, recessed task spotlights over the kitchen, 2 radiators. Karndean wood effect flooring. This room provides ample space for living and dining furniture. Door giving access to utility room. The kitchen is fitted with a comprehensive range of dove grey base and eye



level units. Quartz white stone worksurfaces incorporating a stainless steel 2 bowl sink with an adjacent drainer and chrome mixer tap. Neff double oven, Neff 4 ring gas hob with glass splashback and stainless steel extractor hood over, under pelmet lighting, range of plug sockets including usb socket, integrated fridge and freezer, integrated dishwasher.

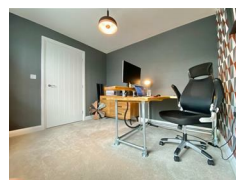
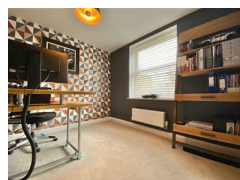


### Study

10' x 9'2" (3.05m x 2.79m)

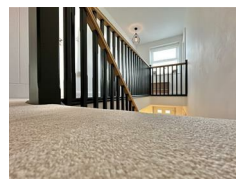
A front aspect room with uPVC double glazed windows, recessed spotlights, tv point, telephone point, radiator.

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### First Floor landing

A lovely light and airy galleried landing area with a front aspect double glazed uPVC window. 2 ceiling lights, radiator, loft hatch giving access to the roof space. Doors leading to master bedroom, bedrooms 2, 3, 4, family bathroom and airing cupboard. The airing cupboard houses the Valiant pressurised hot water system.



### Utility Room

6'3" x 5'9" (1.91m x 1.75m)

A side aspect room with a uPVC double glazed door. Karndean wood effect flooring. Recessed spotlights, extractor fan, radiator. Base and eye level unit with Quartz stone worksurfaces over. Space and plumbing for washing machine, space for a tumble dryer. One bowl stainless steel sink with an adjacent drainer and mixer tap. The corner cupboard houses the Valiant gas fired boiler.

### Master Bedroom

13'1" x 11'4" (3.99m x 3.45m)

A rear aspect room with uPVC double glazed windows overlooking the rear garden. Ceiling light, radiator, luxury full height /full width 4 door smoked mirrored wardrobes. Door to ensuite shower room.





### Bedroom Two

12'1" x 11'4" (3.68m x 3.45m)

A rear aspect room with uPVC double glazed windows, ceiling light, radiator. Built in luxury full height mirrored double wardrobes.



### Bedroom Three

11'2" max x 10'9" (3.40m max x 3.28m)

A front aspect room with uPVC double glazed windows, ceiling light, radiator, built in full height luxury double wardrobes.



### Bedroom Four

10' x 7'6" (3.05m x 2.29m)

A front aspect room with uPVC double glazed windows, ceiling light, radiator.



### Ensuite

A part tiled rear aspect room with an obscure uPVC double glazed window, ceiling spotlights, extractor fan, Karndean slate effect flooring, low level w/c with hidden cistern, vanity incorporating wash hand basin with a chrome mixer tap, chrome heated towel rail, large glazed and tiled walk in shower enclosure with a twin outlet mains power shower system



### Family Bathroom

10' x 6'4" (3.05m x 1.93m)

A luxury bathroom with a side aspect obscure uPVC double glazed window, recessed spotlights, extractor fan, Karndean slate effect flooring, large chrome heated towel rail. Suite comprising panel enclosed bath with wall mounted chrome mixer tap panel, low level w/c



with a hidden cistern, wall hung wash hand basin with a chrome mixer tap, large step in glazed and tiled shower enclosure with twin outlet mains power shower system.



### Outside

Outside to the front of the property there is a lawned area with flower and shrub bed/border. A paved patio walkway leads to the front door continuing to the west side of the property and rear garden.

The rear garden is predominantly laid to lawn, with a paved patio area to the immediate rear, which in turn leads across the back garden to the garage. There is an obscure uPVC double glazed door leading to the garage and a wooden gated access to the main driveway. Another feature of this South Facing garden is the recently built raised decking and pergola area.



### Double Garage and Parking

Driveway parking for three cars. Garage is a brick built and rendered garage with two up and over doors, obscure uPVC double glazed door leading to the garden, pitched and tiled roof, power and lighting. Outside security lighting.

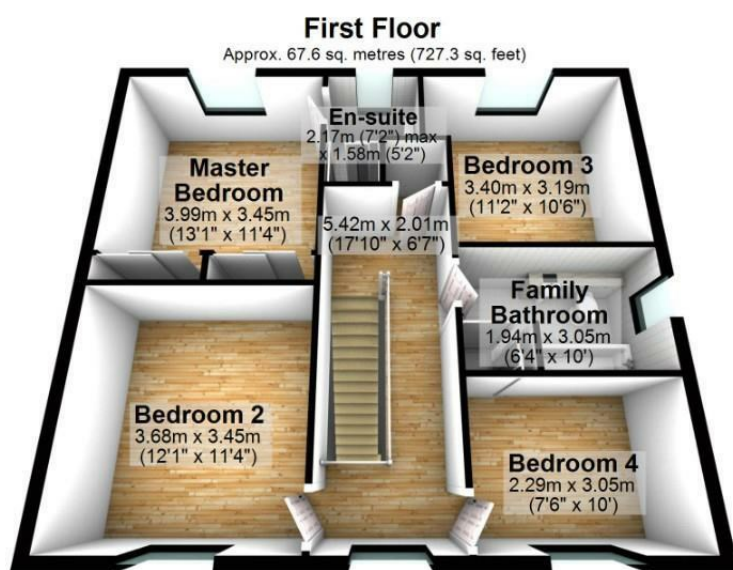
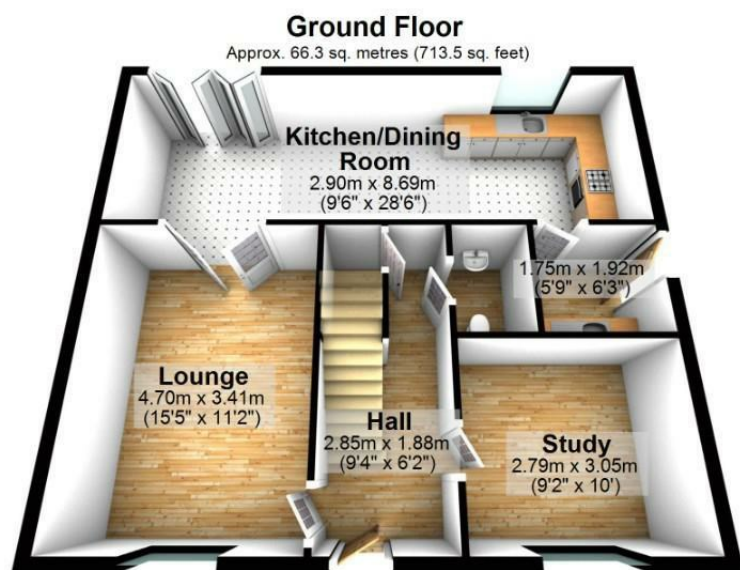


Local Park



**Agents Notes**  
Council Tax - F Sedgemoor





Total area: approx. 133.9 sq. metres (1440.8 sq. feet)

