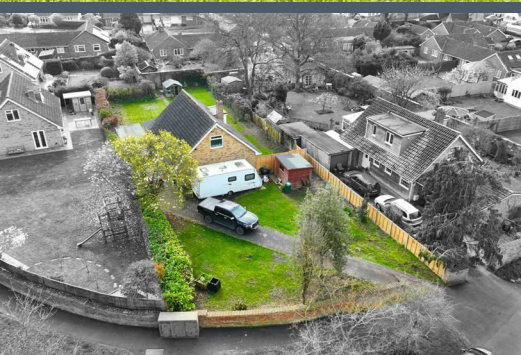


LAUREL & WYLDE

E S T A T E A G E N T S



Malham Church Lane, Brent Knoll, Somerset TA9 4EG £435,000

*** DETACHED FAMILY HOME WITH A 0.25 ACRE PLOT SITUATED PRETTY MUCH AT THE FOOT OF BRENT KNOLL *** SPACIOUS, LIGHT AND AIRY ACCOMMODATION THROUGHOUT *** LIVING ROOM *** CONSERVATORY WITH SOLAR GLASS OVER-LOOKING THE FABULOUS REAR GARDEN *** KITCHEN *** UTILITY *** THREE BEDROOMS *** FAMILY BATHROOM AND SEPARATE SHOWER ROOM *** DETACHED GARAGE *** LARGE DRIVEWAY WITH OFF STREET PARKING FOR APPROXIMATELY 7 - 8 CARS *** AMPLE FRONTAGE TO MAKE LOTS MORE PARKING, SHOULD IT BE REQUIRED *** EPC C *** COUNCIL TAX E ***

ENTRANCE HALL

Accessed through an obscure UPVC double glazed door with a matching side panel with ceiling light, parquet wooden flooring, stairs leading to the first-floor landing, doors to the living room, kitchen, utility cupboard, shower room and bedrooms two and three, under the stairs there is a useful open fronted cloak/storage area. Two ceiling lights and radiator.



KITCHEN

10'0 x 7'10 (3.05m x 2.39m)

A rear aspect room with a UPVC double glazed window overlooking the rear garden, ceiling light feature with four rotating spotlights, tiled affect vinyl flooring. The kitchen has been fitted with a range of base and eye level units with a granite effect rolled edge work surface, inset one and half bowl stainless steel sink with adjacent drainer and mixer tap, space and gas points for a large range cooker with tiled splash backs and a stainless steel extractor hood over, space for a tall fridge/freezer and to one end of the kitchen there are full height built-in storage cupboards.



LIVING/DINING ROOM

20'11 x 11'05 (6.38m x 3.48m)

A lovely size light and airy rear and side aspect room with rear aspect UPVC double glazed French doors leading into the conservatory, side aspect UPVC double glazed windows and side aspect UPVC sliding patio doors, coved ceiling two ceiling lights, parquet wooden flooring, television point, radiator and a feature tiled open fireplace.



CONSERVATORY

12'09 x 12'09 (3.89m x 3.89m)

A lovely conservatory giving full view of the rear and side garden, of a brick built and UPVC double glazed construction with a pitched double-glazed roof and UPVC double glazed French doors leading out to the garden, also the conservatory has wooden laminate flooring with under floor heating.



BEDROOM TWO

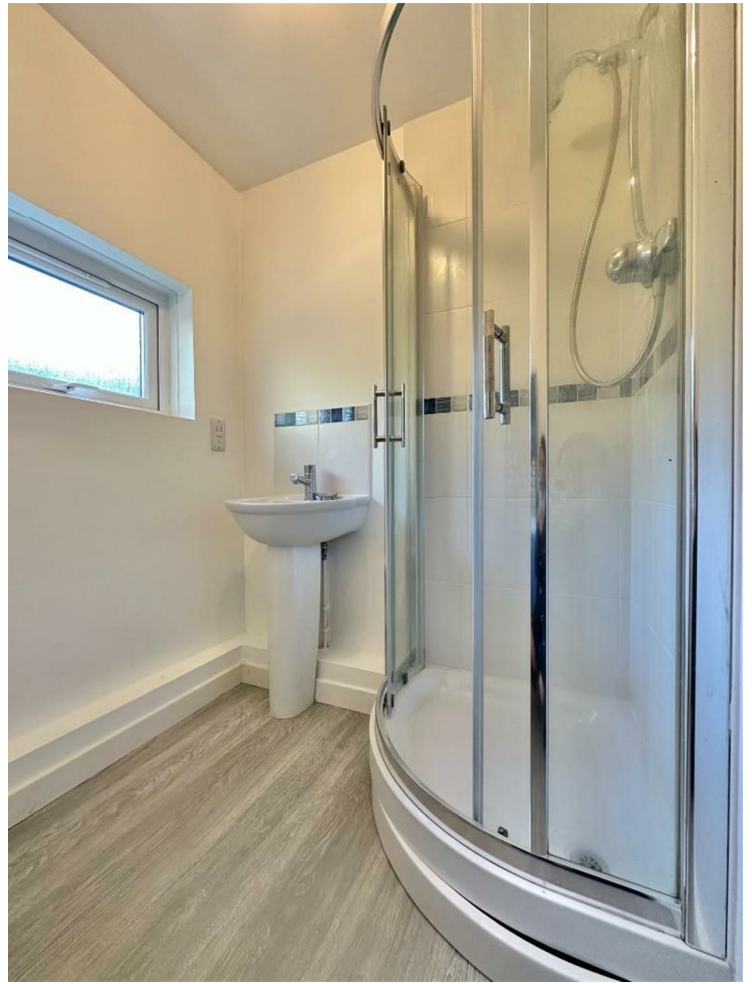
9'09 x 8'08 (2.97m x 2.64m)

A side aspect room with a UPVC double glazed window, ceiling light, radiator, laminate wooden flooring and built-in wardrobes.

BEDROOM THREE

11'11 x 11'04 (3.63m x 3.45m)

A side aspect room with a UPVC double glazed window, ceiling light, radiator, laminate wooden flooring and built-in wardrobes.



UTILITY CUPBOARD

A useful cupboard with a ceiling light and a side aspect obscure UPVC double glazed window, laminate wood flooring, radiator and with space and plumbing for washing machine, granite affect rolled edge work surface currently with the tumble dryer on top.



DOWNSTAIRS SHOWER ROOM

6'04 x 5'05 (1.93m x 1.65m)

A side aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, wood effect vinyl flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with a chrome mixer tap and a glazed and tiled step in shower enclosure with a wall mounted MIRA mains shower system.



FIRST FLOOR LANDING

Loft hatch giving access to roof space, ceiling light, door to a very useful storage cupboard with a further door to leading through to the eave's storage space. There is a second door on the other side of the landing giving access to the other eave's storage space and further doors to the master suite and bathroom.

MASTER SUITE

21'0 x 13'08 (6.40m x 4.17m)

A fantastic size room with rear and side aspect UPVC double glazed windows, ceiling light, two radiators a door to the eave's storage space.



BATHROOM/SHOWER ROOM

10'06 x 8'08 (3.20m x 2.64m)

A good size front aspect room with an obscure UPVC double glazed window, part tiled walls, wood effect vinyl flooring, recessed spotlighting extractor fan, chrome heated towel rail, low level WC, pedestal wash hand basin with twin taps, panel enclosed bath with twin taps and a glazed and tiled step-in shower enclosure with a wall mounted electric MIRA shower system over.



OUTSIDE

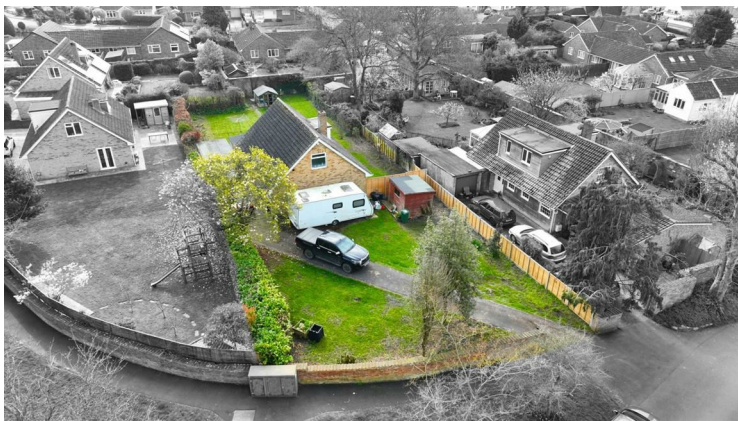
To the front of the property there is a lovely size enclosed front garden with a driveway providing off street parking for at least six to seven cars, there are lawned areas either side of the driveway a timber-built summer house/outbuilding with the whole fronted mostly enclosed with panel wooden fencing, brick walling and hedging. The driveway leads around to the front door and side driveway which in turn gives access to the detached built brick garage which has an up and over door and with a pedestrian gated access to the side of the garage leading to the rear garden. The rear garden is of a fantastic size and is certainly one of the main selling points of the property, fully enclosed to all sides with hedging, panel wooden fencing and brick walling, there is a paved walkway from the conservatory to the back of the garden there is a timber-built summer house/outbuilding and to the side there is a good size garden also.



OUTSIDE FRONT

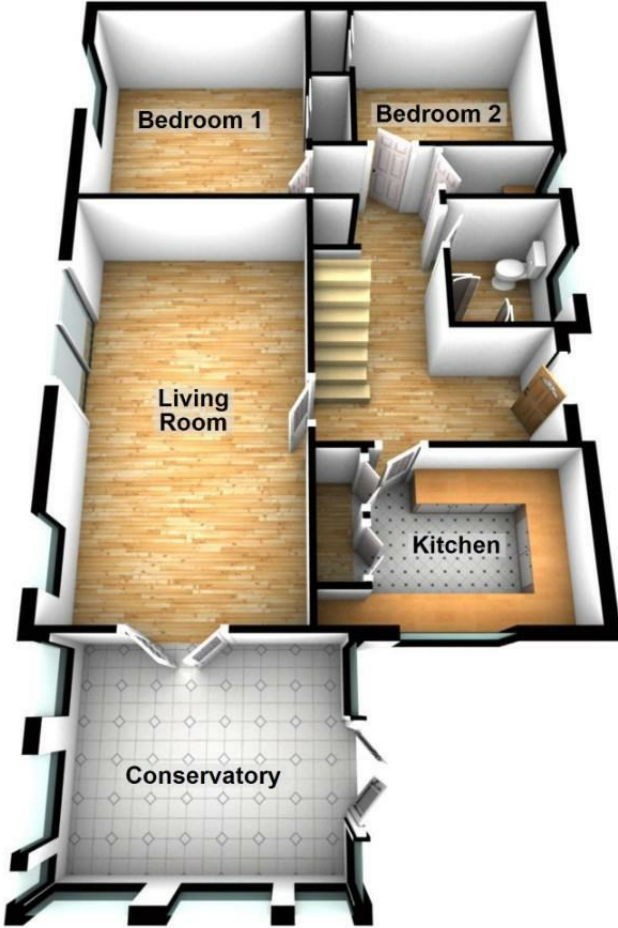


PLOT AND POSITION



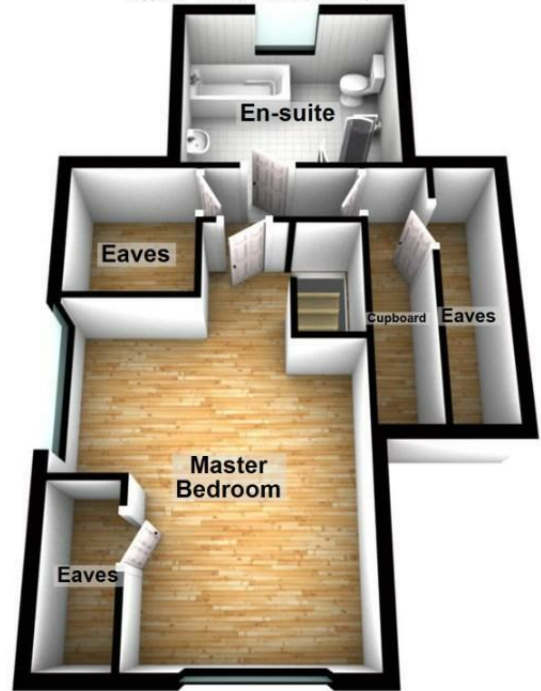
Ground Floor

Approx. 84.5 sq. metres (910.0 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 129.4 sq. metres (1393.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales	EU Directive 2002/91/EC	71	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		