# LAUREL & WYLDE

ESTATE AGENTS



### Ferndale Brent Road, Bridgwater, Somerset TA7 8LF £485,000

\*\*\* WHAT A SPECTACULAR PROPERTY ON OFFER HERE \*\*\* EXTREMELY DECEPTIVE PROPERTY FROM THE FRONT \*\*\* LARGELY EXTENDED TO THE REAR \*\*\* FABULOUS REAR GARDEN WITH BEAUTIFUL VIEWS AND BACKING ONTO OPEN FIELDS \*\*\* LARGE 'SECURITY' GARAGE \*\*\* 31FT CAR PORT \*\*\* DRIVEWAY PARKING FOR AT LEAST 8 CARS \*\*\* QUIET COUNTRY LANE LOCATION \*\*\* VERY LARGE LIVING ROOM \*\*\* LARGE KITCHEN / FAMILY ROOM \*\*\* THREE DOUBLE BEDROOMS \*\*\* FAMILY BATHROOM WITH SHOWER \*\*\* SEPARATE CLOAKROOM \*\*\* EPC D \*\*\* COUNCIL TAX E \*\*\*

#### **ENTRANCE HALL**

Access through a decorative obscure glazed composite door, with coved ceiling, three ceiling lights, loft hatch giving access to roof space, space with extendable ladder, there is two radiators, engineered wooden flooring and double doors leading to a useful cloak/storage cupboard, there are further doors to the living room, kitchen/family room. cloakroom, bedrooms one, two, three and the family bathroom.

#### MAIN LIVING ROOM

#### 21 x 15'2 (6.40m x 4.62m)

A lovely addition to the property with almost full width windows and French doors overlooking the patio, rear garden, and neighbouring fields and farm land beyond, there is coved ceiling, two ceiling light features, two wall light features, a door through to the entrance hall, radiator, and TV point.

#### **KITCHEN/FAMILY ROOM**

#### 17'4 x 11'10 (5.28m x 3.61m)

A very large light and airy side aspect room, with UPVC double glazed window and UPVC double glazed door leading out to the sheltered car port. With ceiling spotlights, the floor has laminated stone affect floor tiles, glazed double doors leading through to the living room and radiator. The kitchen has been fitted with a comprehensive range of base and eye level units with marble affect rolled edge work surfaces, inset one and half bowl sink with adjacent drainer and mixer tap, space and plumbing for a dishwasher, space and plumbing for a washing machine, and space for tumble dryer there is a Neff oven a Hotpoint microwave oven and a ceramic four ring hob and extractor hood over, there is space for a tall fridge/freezer ample space for a dining room table and chairs and a floor mounted Worcester oil fired boiler system.

#### MASTER BEDROOM

#### 11'6 (min) x 11'5 (3.51m (min) x 3.48m)

A side aspect room with UPVC double glazed windows, coved ceiling, ceiling light, radiator, and luxury full width built in wardrobes (consisting of four doubles).

#### **BEDROOM TWO/DINING ROOM**

#### 13'4 x 11'6 (4.06m x 3.51m)

A lovely front aspect room with UPVC double glazed bay fronted windows, coved ceiling, ceiling light, radiator.

#### **BEDROOM THREE**

#### 12'6 x 10'6 (3.81m x 3.20m)

A front aspect room with UPVC double glazed windows, coved ceiling, ceiling light, radiator, built in almost full width luxury wardrobes (consisting of three doubles and one single).

#### FAMILY BATHROOM

A large fully tiled side aspect room with a obscure UPVC double glazed window, ceiling light, extractor fan, radiator with heated towel rail, separate chrome

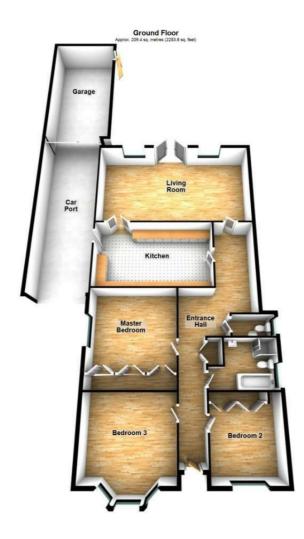
heated towel rail, low level WC, vanity units incorporating wash hand basin and a chrome mixer tap, and a claw foot bath with a chrome mixer tap and hand held shower attachment over, and a large step in glazed and tiled shower enclosure with a wall mounted twin point mains power shower system. Vinyl flooring.

#### SEPERATE CLOAKROOM

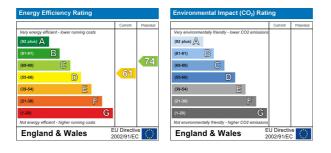
A fully tiled side aspect room with an obscure UPVC double glazed window, coved ceiling, ceiling light,, chrome heated towel rail, vanity unit incorporating wash hand basin with a chrome mixer tap and low level WC, vinyl flooring.

#### OUTSIDE

To the front of the property there is a large open driveway access onto to a large block paved driveway which provides off street parking and turning space for a least six to eight vehicles, there is a separate shingle stone parking area which could provide further parking for an extra three cars, the driveway leads up to the large garage which has an alarmed electric roller shutter door, power, lighting, and a rear pedestrian door, there is a walk way leading through to the rear garden which is arguably is one of the main selling points of this property. A fantastic size garden over looking the neighbouring fields and farmland at the end, there is a large patio paved alfresco dining area to the immediate rear with block paved and patio paved walkways along and through the garden, there are a range of flower and shrub beds and borders throughout the garden, there is a few lawned areas, there is fencing to one side with hedging to the other side and a timber built shed and a large greenhouse. The garage size is 22' x 11'6. There is also an extra 6' x 4' Perspex shed.



Total area: approx. 209.4 sq. metres (2253.8 sq. feet)



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