

LAUREL & WYLDE

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



Bramblings Plud Street, Wedmore, Somerset BS28 4BE £659,995

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** WONDERFULLY SITUATED DETACHED FAMILY HOME OFFERING A LOVELY SURROUNDING PLOT WITH A BROOK RUNNING ALONGSIDE *** LARGE FRONT TO BACK LIVING ROOM *** DINING ROOM *** KITCHEN / BREAKFAST ROOM *** OFFICE *** CLOAKROOM *** FOUR VERY GOOD SIZE BEDROOMS ALL WITH BUILT IN WARDROBES *** MASTER EN-SUITE *** FAMILY BATHROOM *** LARGE DOUBLE GARAGE WITH STORAGE OVER *** GOOD SIZE DRIVEWAY WITH AMPLE OFF STREET PARKING *** FRONT AND REAR GARDENS *** FREEHOLD *** EPC TBC *** COUNCIL TAX BAND E ***

Entrance Hall

Accessed through an obscure uPVC double glazed door with a matching side panel, stairs leading to the first floor landing, textured ceiling, two ceiling lights, radiator, doors to the living room, dining room, kitchen / breakfast room, office, cloakroom and the two useful cloaks / storage cupboards.

Living Room

24'5 x 17'9 (7.44m x 5.41m)

A really good size front to back living room with uPVC double glazed windows to the front and uPVC double glazed sliding patio doors leading out to the rear garden. Textured and coved ceiling, two wall light points, two radiators, TV point and a feature stone built open fireplace with a tiled hearth and with a wooden mantle over.

Dining Room

12'9 x 9'9 (3.89m x 2.97m)

A rear aspect room with a uPVC double glazed window, textured and coved ceiling, ceiling light, radiator.

Kitchen / Breakfast Room

12'9 x 12'2 (3.89m x 3.71m)

A rear and side aspect room with uPVC double glazed windows to the rear and an obscure uPVC double glazed window and door to the side pathway.

Coved ceiling, ceiling light feature with 5 rotating spotlights, radiator, tile effect vinyl flooring, door to a useful walk in pantry.

The kitchen has been fitted with a range of base and eye level units, rolled edge work-surfaces, inset one and a half bowl stainless steel sink with an adjacent drainer and mixer tap, integrated dishwasher, Bosch double oven, gas 5-ring hob and extractor hood over, space and plumbing for a washing machine, integrated fridge.

Office

8'5 (max) x 5'5 (max) (2.57m (max) x 1.65m (max))

A side aspect room with a uPVC double glazed window, textured ceiling, ceiling light, radiator.

Cloakroom

A side aspect room with an obscure uPVC double glazed window, ceiling light, radiator, low level WC and a vanity unit incorporating wash hand basin with twin taps over. Door to a useful storage cupboard.

First Floor Landing

A spacious galleried landing area with ample space for an office / desk area, there is a front aspect uPVC double glazed window, textured ceiling, ceiling light, loft hatch giving access to the roof space, radiator, doors to bedrooms 1, 2, 3, 4, the family bathroom and double doors to a large airing cupboard.

Master Bedroom

13'9 x 11'2 (4.19m x 3.40m)

A rear aspect room with a uPVC double glazed window, textured ceiling, ceiling light, radiator, built in wardrobes and with a door to the en-suite shower room.

Master En-Suite

A fully tiled rear aspect room with an obscure uPVC double glazed window, textured ceiling, ceiling light, radiator, low level WC, pedestal wash hand basin with a mixer tap and a glazed and tiled step-in shower enclosure with a wall mounted mains shower system over.

Bedroom Two

15'5 x 10'5 (4.70m x 3.18m)

A large front aspect room with a uPVC double glazed window, textured ceiling, ceiling light, radiator, full height and full width built in wardrobes.

Bedroom Three

13'7 x 13'6 (4.14m x 4.11m)

A good size rear aspect room with a uPVC double window, textured ceiling, ceiling light, radiator, built in full height triple wardrobes.

Bedroom Four

13'4 x 8'4 (4.06m x 2.54m)

Again, a decent size 4th bedroom with a front aspect uPVC double glazed window, textured and coved ceiling, ceiling light, radiator, built in full height double wardrobes.

Family Bathroom

A partly tiled rear aspect room with an obscure uPVC double glazed window, textured ceiling, ceiling spotlights, tile effect vinyl flooring.

Suite comprising low level WC, vanity unit incorporating wash hand basin with twin taps and a panel enclosed bath with a glazed shower screen and a wall mounted Mira electric shower system over.

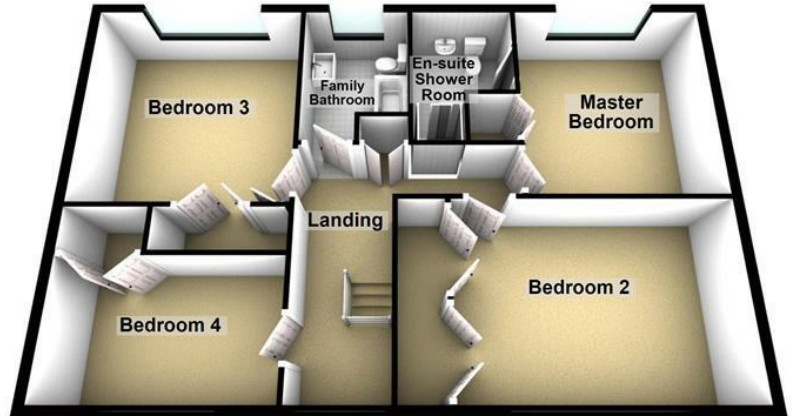
Outside

To the front of the property there is a good size driveway providing off street parking for at least four cars, the driveway leads up to the front door and the double garage, the garage is a great size garage with a lot of useful storage space over. There is a really decent size front plot with two access points to the rear garden. The rear garden is of a reasonable size and is fully enclosed to all sides with fencing. Laid mostly for low maintenance with a wooden shed in the far right corner.

Ground Floor



First Floor



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	

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	