

LAUREL & WYLDE

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



Green Drove Green Drove, Highbridge, TA9 4DH £550,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** (ALMOST) DETACHED COUNTRY RESIDENCE *** ABSOLUTELY BEAUTIFUL LOCATION AT THE END OF A 1/3 MILE TRACK *** NO ONWARD CHAIN COMPLICATIONS *** GENEROUS GARDEN, AMPLE OFF STREET PARKING AND A FABULOUS TIMBER OUTBUILDING THAT WOULD MAKE FOR A GREAT HOME OFFICE / HOME GYM / PARTY ROOM / KIDS PLAY ROOM ETC *** FIVE BEDROOMS *** THREE BATHROOMS *** LARGE ENTRANCE HALL *** BOILER ROOM *** OFFICE / BEDROOM FIVE *** L-SHAPED KITCHEN / DINING & FAMILY ROOM *** LARGE LIVING ROOM ***

ENTRANCE HALL

Access through an obscure double glazed composite door with a front aspect UPVC double glazed window, wall lights, wood effect vinyl flooring, wall mounted thermostat control, radiator, amp cloak/hanging space, stairs leading to the first floor landing, doors to the utility room, kitchen/dining room, shower room, and living room.

BOILER ROOM

10'4 x 4'1 (3.15m x 1.24m)

Ceiling light, wood effect vinyl flooring, shelving/cloak hanging space and a floor standing boiler system. Door to the office.

OFFICE / BEDROOM FIVE

11 x 8'3 (3.35m x 2.51m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator.

LIVING ROOM

20'4 x 13 (6.20m x 3.96m)

A front aspect room with UPVC double glazed French doors, and UPVC double glazed window, wall lights, radiator, door leading to the kitchen/dining room, a feature fireplace with a cast iron floor standing log burner on a patio/paved hearth.

KITCHEN / DINING & FAMILY ROOM

33'4 (max) x 15'5 (max) (10.16m (max) x 4.70m (max))

A good-sized rear aspect I-shaped room with 3 UPVC double glazed windows overlooking the neighbouring fields and farmland, ceiling lights, wall lights, 2 radiators, wood effect vinyl flooring, ample space for dining table and chairs. The kitchen has been fitted with a range of base and eye level units with granite effect work surfaces, inset one and a half bowl stainless steel sink with adjacent drainer and mixer tap. Hot and cold water filter with water softener, tiled splash back to sensitive areas, space and plumbing for washing machine, space for tumble dryer, space for a large American style fridge freezer, electric range cooker with a 6 ring hob and extractor fan.

DOWNSTAIRS SHOWER ROOM

A useful room with wood effect vinyl flooring, ceiling light, chrome towel rail, low level wc, vanity unit incorporating hand wash basin with mixer tap, a glazed and tiled shower enclosure with a wall mounted electric shower system over.

FIRST FLOOR LANDING

Ceiling spotlights, doors to bedrooms 1, 2, 3, 4, airing cupboard and family bathroom. Loft hatch giving access to roof space.

MASTER BEDROOM

12'8 x 12'7 (3.86m x 3.84m)

A front aspect room with 2 UPVC double glazed windows, ceiling light, loft hatch giving access to roof space, radiator, doors to the ensuite shower room and dressing room.

DRESSING ROOM

6'7 x 4'3 (2.01m x 1.30m)

A rear aspect room with an obscure UPVC double glazed window, ceiling light, radiator.

EN-SUITE SHOWER ROOM

A rear aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, tiled effect vinyl flooring, chrome towel rail, low level wc, pedestal wash basin with chrome mixer tap, tiled splash back, glazed and tiled shower enclosure with a wall mounted electric shower system.

BEDROOM TWO

12'9 x 10'6 (3.89m x 3.20m)

A front aspect room with UPVC double glazed windows offering lovely views, ceiling light, radiator.

BEDROOM THREE

9'8 x 6'8 (2.95m x 2.03m)

A front aspect room with UPVC double glazed windows offering lovely views, ceiling light, radiator.

BEDROOM FOUR

9'9 x 9'7 (2.97m x 2.92m)

A rear aspect room with UPVC double glazed windows again offering lovely views, ceiling light, radiator.

FAMILY BATHROOM

9'6 x 6'7 (2.90m x 2.01m)

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tiled effect vinyl flooring, chrome towel rail, low level wc, pedestal wash basin with chrome mixer tap, tiled splash back, panel enclosed bath with a mixer tap and handheld shower attachment. Glazed and tiled shower enclosure with a wall mounted electric shower system.

OUTSIDE

There is a paved terrace to the immediate front, a block paved pathway from the front of the property leading to the driveway and parking area. The main garden has been laid to lawn with a range of flower and shrub beds and borders. It has a secondary paved area also for alfresco dining etc. A good sized timber outbuilding with glazed front doors, 2 windows, ideal for a home office or additional space.

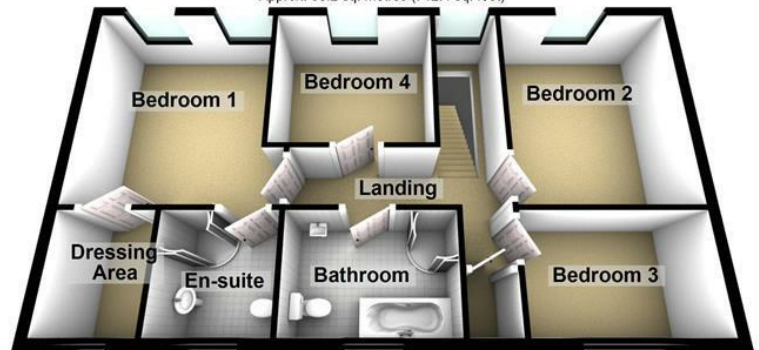
Ground Floor

Approx. 93.5 sq. metres (1006.6 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.4 sq. feet)



Total area: approx. 159.7 sq. metres (1719.1 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		

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			
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Not environmentally friendly - higher CO ₂ emissions			
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