

LAUREL & WYLDE

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



3 Gardenhurst, Burnham-On-Sea, TA8 2QG £550,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** SPECTACULAR HOUSE IN A SPECTACULAR LOCATION *** OVER 2,100 SQ/FT OF SPACE *** ABSOLUTELY BEAUTIFUL GROUNDS / GARDENS *** FOUR GOOD SIZE BEDROOMS *** MASTER EN-SUITE AND SHOWER ROOM *** VERY LARGE LIVING ROOM *** DINING ROOM *** KITCHEN / FAMILY ROOM *** CONSERVATORY / FAMILY ROOM *** CLOAKROOM ** DOUBLE GARAGE *** NO ONWARD CHAIN ***

Entrance Porch

Accessed through a UPVC double glazed door with matching side panels, there are also two further side aspect UPVC double glazed windows, ceiling light, tiled flooring, and with a wooden original door with obscure wooden glazed side panels leading into the main entrance hall.

Entrance Hall

With textured ceiling, two ceiling lights, radiator, stairs to first floor landing, doors to the living room, dining room, kitchen/family room, and cloakroom.

Cloakroom

A front aspect room with a obscure UPVC double glazed window, textured ceiling, ceiling light, radiator, low level WC, wash hand basin,

Living Room

A fabulous light and airy triple aspect room, with UPVC double glazed windows to the front and side and UPVC double glazed sliding patio doors leading to the rear terrace and gardens, there is an opening leading round to the dining area. Wall lights, two radiators, a lovely feature brick built fireplace, with a tiled hearth and a wooden mantel.

Dining Room

A rear aspect room with UPVC double glazed sliding patio doors leading into the conservatory, ceiling light, wall lights, radiator, and glazed doors leading through to the kitchen/family room, and hallway.

Kitchen/Family Room

A rear aspect room with wooden double glazed window, three ceiling light features, radiator, tiled effect vinyl flooring, wooden obscure glazed door leading out to the side walkway. There is a further doors to a pantry and one to a cloaks cupboard which has hanging space and radiator. Kitchen has been fitted with a range of base and eye level units with granite effect rolled edge work surfaces, breakfast bar area with seating for at least three people, integrated double oven, four ring hob and extractor hood over, two stainless steel one bowl sinks, both with adjacent drainers and mixer taps, space for a tall fridge freezer, and space and plumbing for a dishwasher.

Conservatory

Brick built and wooden double glazed construction with wooden double glazed french doors leading out to the rear terrace and gardens, UPVC sliding patio doors leading into dining room, pine clad vaulted ceiling with two wooden double glazed Velux roof lights, ceiling light, wall light, radiator, and tiled flooring.

Side Walkway

A useful space, separating the house from the garage and giving access to the front and the rear gardens.

First Floor Landing

A spacious gallery landing area with a very large front aspect UPVC double glazed window, two ceiling lights,

loft hatch giving access to roof space, radiator, and door to a large airing cupboard with an Ideal gas fired combination boiler. Doors to bedrooms one, two, three, four and family bathroom.

Main Bedroom

A rear aspect room with a UPVC double glazed window overlooking the stunning rear garden, with ceiling light, radiator, built in wardrobes and door to En-Suite shower room.

En-Suite Shower Room

Ceiling spotlights, extractor fan, tiled flooring, tiled walls, low level WC, wash hand basin, a good sized step in glazed and tiled shower enclosure with a mains shower system over.

Bedroom Two

A very good sized rear aspect room again overlooking the rear garden with ceiling light, radiator.

Bedroom Three

A rear aspect room, again overlooking the rear garden with ceiling light, radiator.

Bedroom Four

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

Family Bathroom

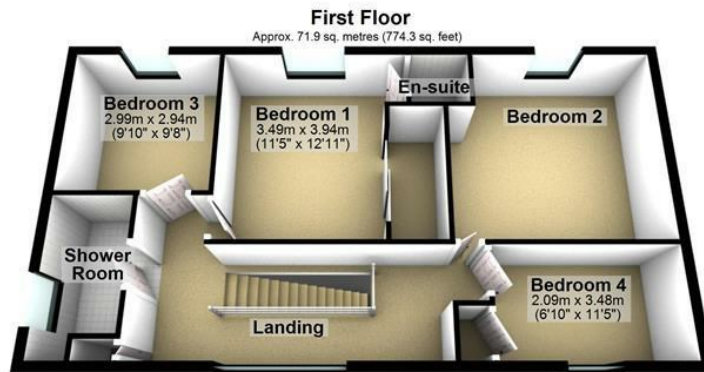
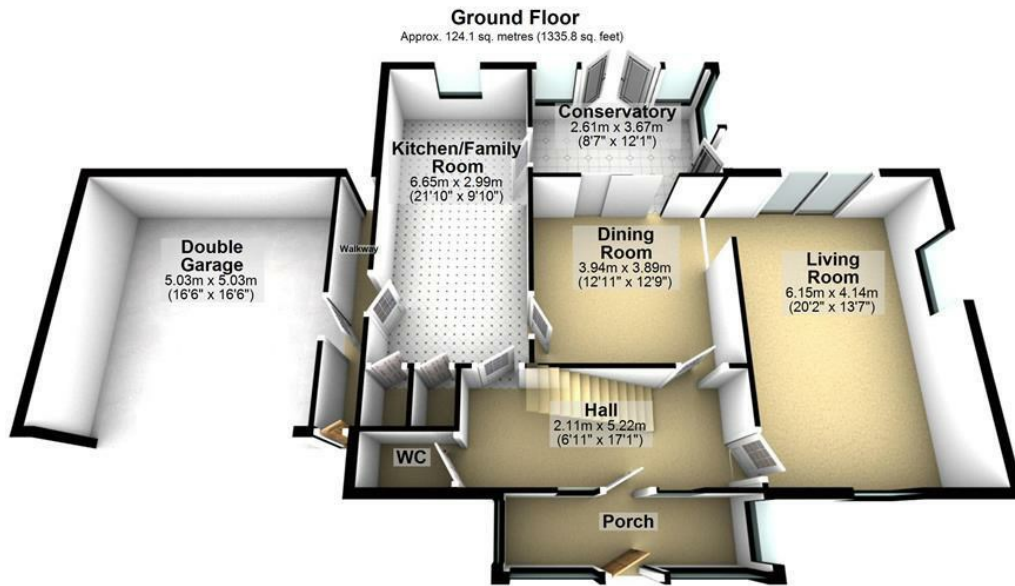
A side aspect room with an obscure UPVC double glazed window, ceiling light feature, tiled flooring, radiator, low level WC, wash hand basin with chrome mixer tap, a large walk in glazed and tiled wet room style shower enclosure with over head and handheld shower system over.

Front

Beautiful gardens with well established trees, flower beds and borders throughout, tarmac walkway that runs along Gardenhurst, a large tarmac driveway for at least six cars and leading up to the double garage, a large up and over door, power and lighting.

Rear

Fabulous mature garden, with a greenhouse and vegetable area to the left hand side, a wonderful lawned garden, a vast area of flower and shrub borders, and absolutely stunning copper beech tree.



Total area: approx. 196.0 sq. metres (2110.1 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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	