

# LAUREL & WYLDE

E S T A T E   A G E N T S



## The Willows Poplar Lane, Mark, TA9 4QU £490,000

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS \*\*\* FABULOUS FAMILY HOME \*\*\* INCREDIBLY DECEPTIVE \*\*\* CHEDDAR VALLEY SCHOOL CATCHMENT \*\*\* WONDERFUL KITCHEN / FAMILY ROOM \*\*\* OFFICE / PLAY ROOM \*\*\* LIVING ROOM WITH LOG BURNER \*\*\* CLOAKROOM \*\*\* FOUR BEDROOMS \*\*\* MASTER EN-SUITE SHOWER ROOM \*\*\* FAMILY BATHROOM \*\*\* LARGE DRIVEWAY WITH OFF STREET PARKING FOR AROUND 8 CARS \*\*\* BEAUTIFUL REAR LOW MAINTENANCE GARDEN \*\*\* COUNCIL TAX BAND E \*\*\* EPC D \*\*\* FREEHOLD

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### **ENTRANCE HALL**

Accessed through an obscure uPVC double glazed door, with a front aspect uPVC double glazed window, ceiling light, stairs leading to the first floor landing with a cloakroom under, opening to the kitchen / dining & Family room, further doors to the living room & office, wood effect vinyl flooring, wall mounted thermostat control.

### **LIVING ROOM**

**17 x 13'1 (5.18m x 3.99m )**

A front to back room with a uPVC double glazed window to the front and uPVC double glazed French Doors to the rear terrace and patio, ceiling light, feature brick built fireplace with a cast iron log burner and a wooden beam over, wall mounted thermostat control.

### **OFFICE / PLAY ROOM**

**12 x 7'7 (3.66m x 2.31m)**

A rear aspect room with a uPVC double glazed window, ceiling light, wall mounted thermostat control.

### **KITCHEN / DINING ROOM**

**22 x 11'8 (6.71m x 3.56m )**

Arguably the main selling point of the house, a fabulous triple aspect room with uPVC double glazed windows and a door leading out to the terrace and rear garden. With ceiling spotlights, wood effect vinyl flooring, wall mounted thermostat control. The kitchen has been fitted with a comprehensive range of base and eye level units incorporating a large 6 person breakfast bar island, granite worktops, inset one and a half bowl sink with adjacent drainers and a chrome mixer tap over, integrated double oven with a gas five ring hob and extractor hood over, space for a tall fridge / freezer, integrated dishwasher and a very useful built in utility cupboard with space and plumbing for a washing machine and space for a tumble dryer.

### **CLOAKROOM**

Ceiling light, extractor fan, wood effect vinyl flooring, low level WC, pedestal wash hand basin.

### **FIRST FLOOR LANDING**

Front aspect uPVC double glazed window, ceiling light, loft hatch giving access to the roof space, radiator, doors to bedrooms one, two, three, four and the family bathroom.

### **MASTER BEDROOM**

**17'3 x 8'6 (5.26m x 2.59m )**

A rear aspect room with a uPVC double glazed window, ceiling light, radiator, door to the en-suite.

### **EN-SUITE SHOWER ROOM**

With a high level wooden double glazed roof light, wood effect vinyl flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with a chrome mixer tap, glazed and tiled shower enclosure with a wall mounted mains shower system over.

### **BEDROOM TWO**

**12'5 x 11'6 (3.78m x 3.51m)**

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

### **BEDROOM THREE**

**11 x 8'2 (3.35m x 2.49m)**

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

### **BEDROOM FOUR**

**9'1 x 8'1 (2.77m x 2.46m)**

A side aspect room with a uPVC double glazed window, ceiling light, radiator, built in triple wardrobes.

### **FAMILY BATHROOM**

**8'6 x 4'9 (2.59m x 1.45m )**

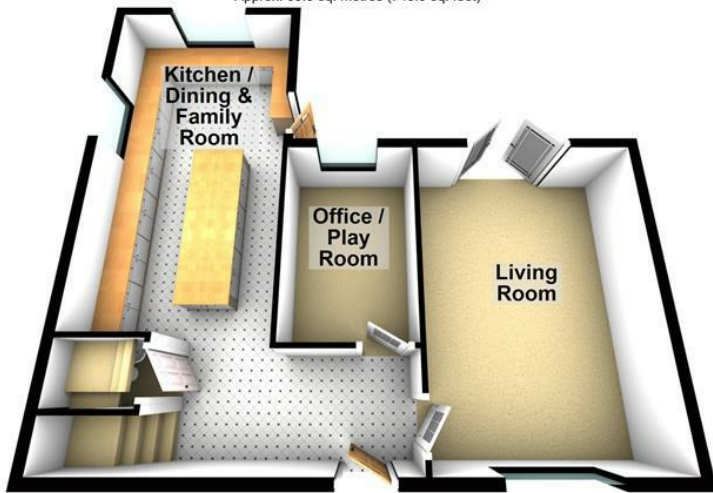
A front aspect room with an obscure uPVC double glazed window, ceiling light, extractor fan, wood effect vinyl flooring, chrome heated towel rail, pedestal wash hand basin with a chrome mixer tap over and a large double ended jacuzzi spa bath with part tiled walls, glazed shower screen and a wall mounted mains shower system over.

### **OUTSIDE**

Outside to the front of the property there is a large shingled driveway providing off street parking for at least 8 cars. There is a barked area and an area for any for of built in bin storage etc. The rear garden is fully enclosed and has been laid for low maintenance, consisting of patio / paved terrace, lawn and bark. There is an outside tap, ample space for any outdoor dining furniture and a timber shed.

### Ground Floor

Approx. 69.3 sq. metres (745.9 sq. feet)



### First Floor

Approx. 74.4 sq. metres (801.1 sq. feet)



Total area: approx. 143.7 sq. metres (1547.0 sq. feet)

