

# LAUREL & WYLDE

ESTATE AGENTS



## 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 )

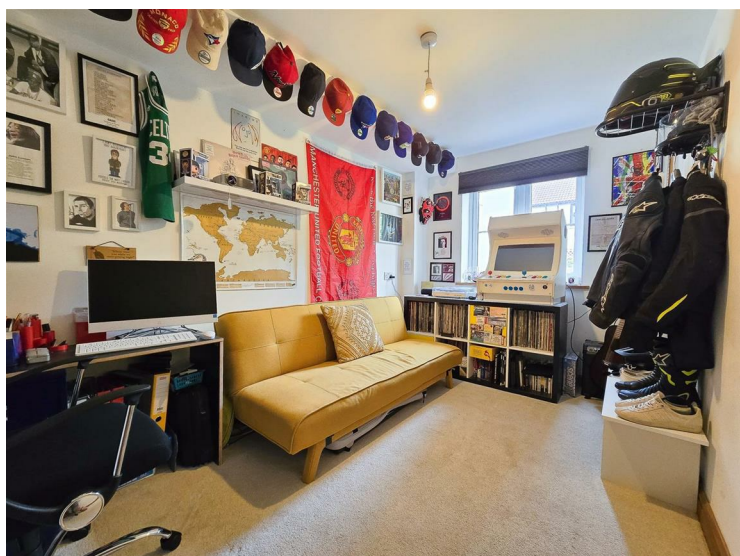
A front to back room with a uPVC double glazed window to the front and uPVC double glazed French Doors to the rear terrace and patio, ceiling light, feature brick built fireplace with a cast iron log burner and a wooden beam over, wall mounted thermostat control.



### 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

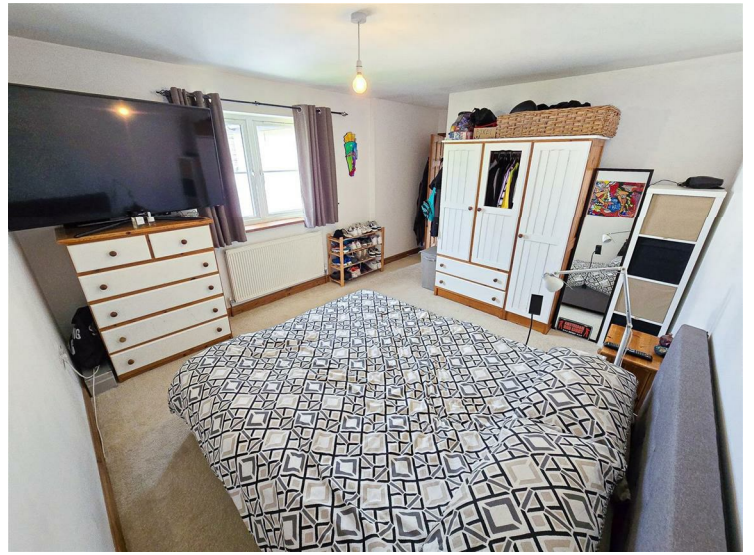
With a high level wooden double glazed roof light, wood effect vinyl flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with a chrome mixer tap, glazed and tiled shower enclosure with a wall mounted mains shower system over.



### 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)

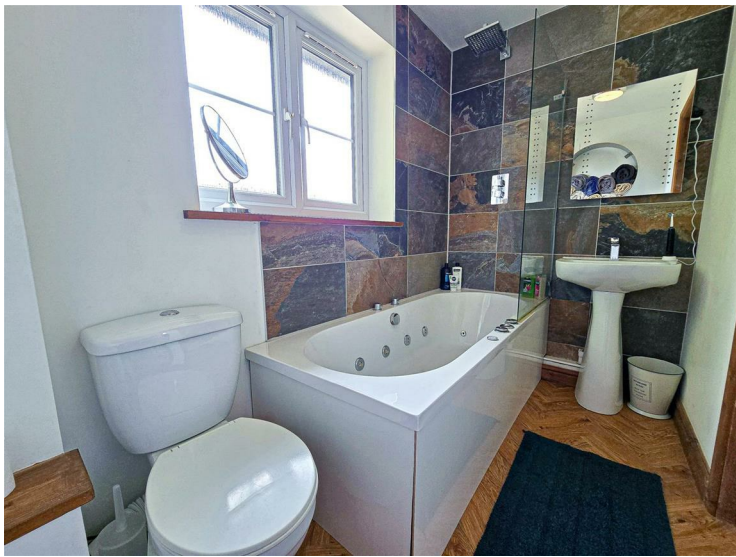
A side aspect room with a uPVC double glazed window, ceiling light, radiator, built in triple wardrobes.



### **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.

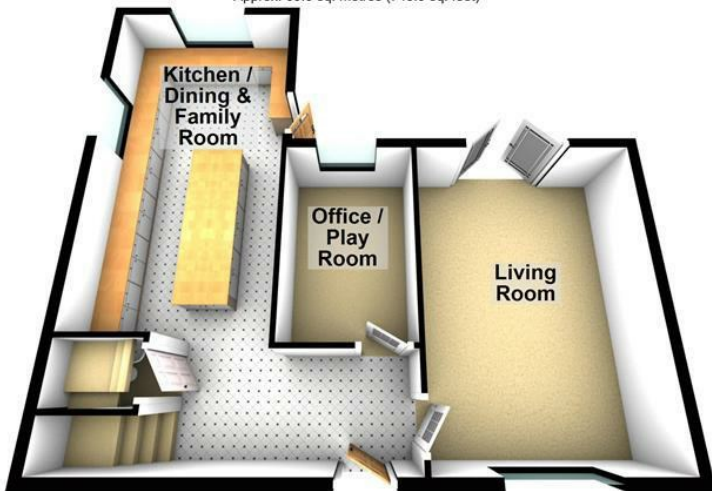


### **OUTSIDE**

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.

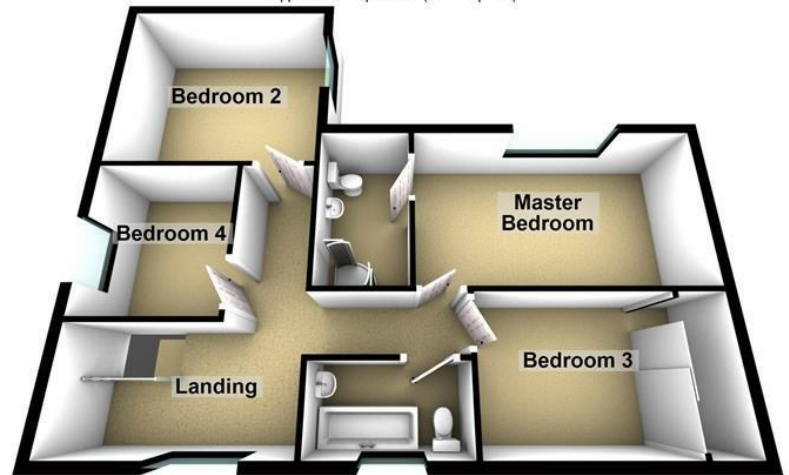
### Ground Floor

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)

