

# LAUREL & WYLDE

E S T A T E   A G E N T S



**23 Queensway Close, Mark, Somerset TA9 4PH**  
**£369,000**

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS \*\*\* WOW \*\*\* WOW \*\*\* WOW \*\*\* SPECTACULAR DETACHED BUNGALOW IN THE HEART OF MARK VILLAGE \*\*\* COMPLETELY RENOVATED THROUGHOUT \*\*\* FABULOUS KITCHEN / DINING & FAMILY / LIVING ROOM \*\*\* THREE BEDROOMS \*\*\* MASTER EN-SUITE SHOWER ROOM \*\*\* BEAUTIFUL FAMILY BATHROOM \*\*\* LARGE UTILITY ROOM \*\*\* DECENT FRONTAGE / GARDEN \*\*\* OFF STREET PARKING FOR AT LEAST THREE / FOUR CARS (BUT WITH SPACE TO MAKE LOTS MORE PARKING, SHOULD IT BE REQUIRED) \*\*\* GARAGE CONVERTED TO A STORE ROOM \*\*\* LOW MAINTENANCE REAR GARDEN WITH PATIO / PAVED TERRACE \*\*\* EPC E \*\*\* COUNCIL TAX C \*\*\*

### Utility Room

11'1 x 6'10 (3.38m x 2.08m)

The main Entrance is through into the Utility Room through a double-glazed composite door with a UPVC double-glazed window to the side. There is vaulted ceiling, ceiling spotlights, a wooden double glazed Velux style roof light, a double-glazed composite door leading through to the Kitchen/Family Room, and a UPVC double-glazed door to the rear terrace and garden with a matching UPVC double glazed side panel. Tile effect vinyl flooring, a range of base and eye level units with a quartz square edge work surface and a wall mounted electric heater.



### Living/Kitchen Dining and Family Room

23'6 x 19'8 max (7.16m x 5.99m max)

A front aspect room with a UPVC double glazed bay fronted window, a secondary UPVC double glazed window and a UPVC tilt and turn double glazed door leading out to the front. With ceiling spotlights, laminated wooden flooring, 2 radiators and an opening through to the Rear Hallway. The Kitchen has been fitted with a range of base and eye level units with quartz square edge work surfaces, a breakfast bar area with seating space for 2 people, integrated fridge and freezer, integrated dishwasher, integrated Neff double oven, inset 1 ½ bowl sink with an adjacent drainer and mixer tap, a 4-ring ceramic hob with an extractor hood over, ample space for dining table and chairs.



### Master Bedroom

12'11 x 9'8 (3.94m x 2.95m)

A rear aspect room with UPVC double glazed window, ceiling spotlights, radiator, built-in wardrobes and door through to the ensuite shower room.

### Ensuite Shower Room

With ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, low level WC, vanity units

incorporating wash hand basin with a chrome mixer tap and a large step-in glazed and tiled shower area with a wall mounted mains twin point shower system over.



**Bedroom 2**  
12'7 x 7'11 (3.84m x 2.41m)

A rear aspect room with almost full width bi folding doors leading out to the rear garden with ceiling spotlights, wood effect vinyl flooring and radiator.

**Bedroom 3**  
8'11 x 8' ( 2.72m x 2.44m)

A rear aspect room with UPVC double glazed window, ceiling spotlights, radiator.

**Family Bathroom**  
8'9 x 6'8 (2.67m x 2.03m)

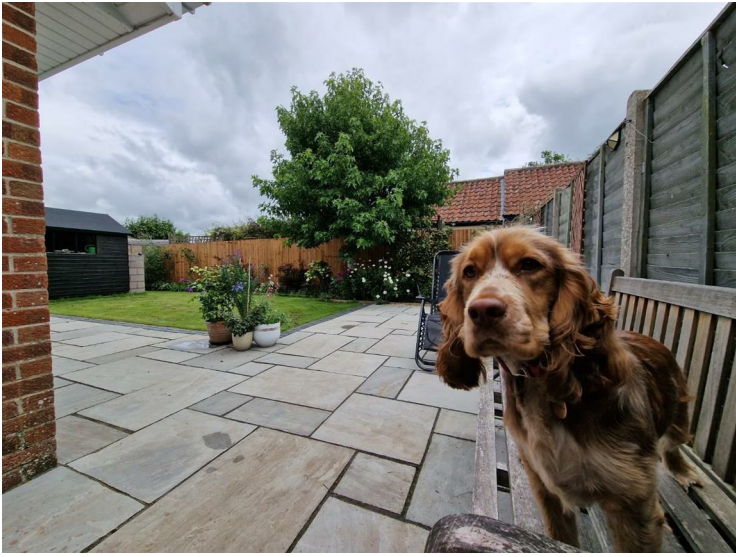
A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with a chrome mixer tap and tiled splash backs, a floor standing double ended bath with a chrome mixer tap and handheld attachment over and a good size glazed and tiled shower enclosure with a wall mounted twin point mains shower system over.



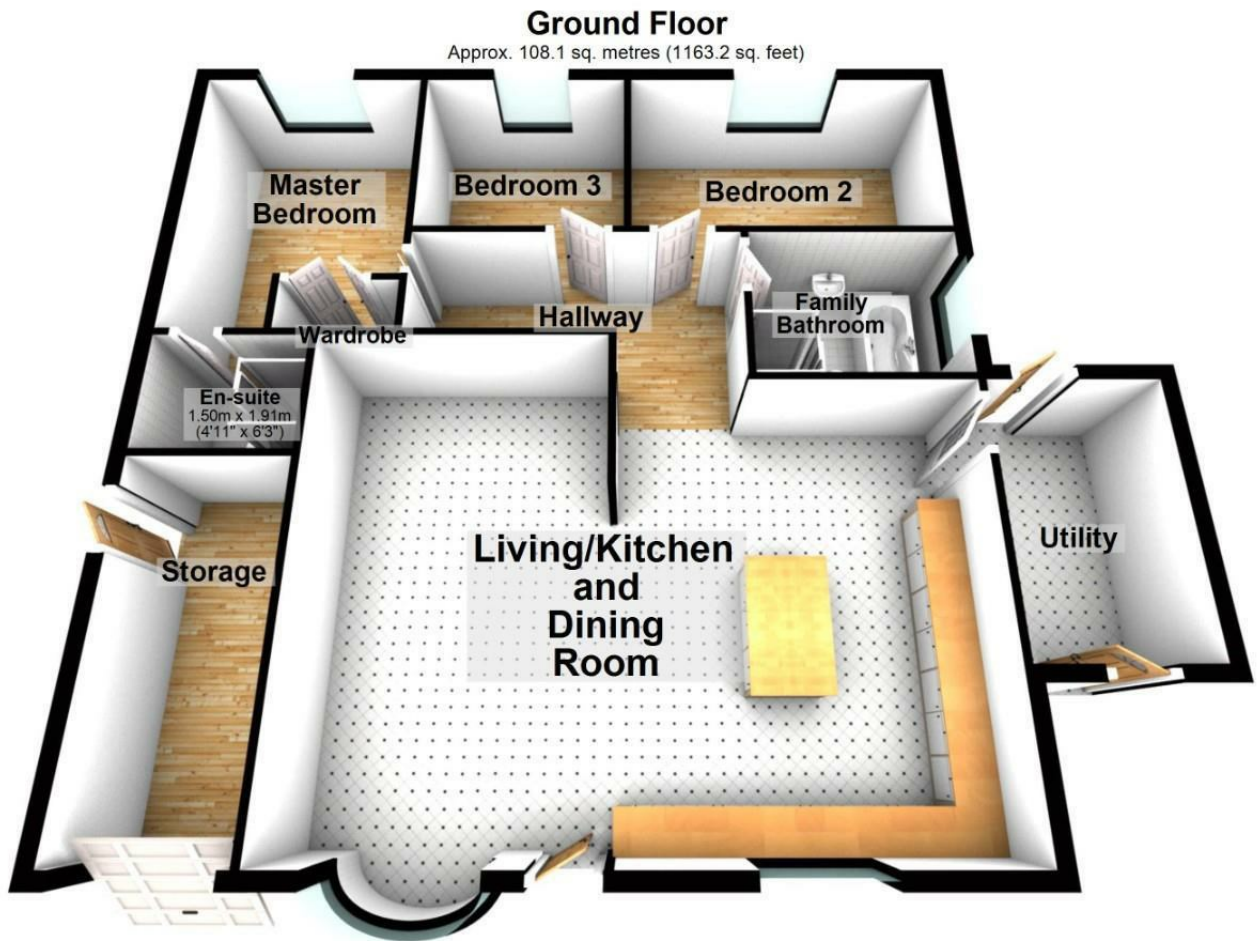
**Outside**

At the front of the property there is a large driveway providing off-street parking for at least 3 large vehicles, there is a good size lawned area with access to the rear garden. To the rear of the property there is a good size patio/paving terrace area/alfresco dining area a separate lawned area, a timber outbuilding/shed and all enclosed with panel wooden fencing.









Total area: approx. 108.1 sq. metres (1163.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		43	73
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
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