

LAUREL & WYLDE

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



Old Court Church Road, East Brent, Somerset TA9 4HZ £800,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** SPECTACULAR, MODERN DETACHED FAMILY HOME *** OVER 3,000 SQ/FT OF ACCOMMODATION *** LIVING ROOM WITH A BEAUTIFUL FIREPLACE *** ABSOLUTELY HUGE KITCHEN / DINING / FAMILY ROOM WITH BI-FOLDING DOORS TO THE REAR GARDEN *** UTILITY ROOM *** CLOAKROOM *** FOUR BEDROOMS & TWO BATHROOMS ON THE FIRST FLOOR *** 30 FT GAMES & PLAY ROOMS ON THE SECOND FLOOR WITH ANOTHER EN-SUITE SHOWER ROOM (COULD BE USED AS A MASTER SUITE, TEMPORARILY, SHOULD IT BE REQUIRED) *** GOOD SIZE GARDEN *** DRIVEWAY PARKING FOR AT LEAST 6 - 8 CARS *** LARGER THAN AVERAGE DOUBLE GARAGE *** NO ONWARD CHAIN *** EPC B *** FREEHOLD ***

Entrance Hall

Access through a wooden double-glazed door with matching side panels. The hall has solid oak wooden flooring, stairs leading to first floor landing, ceiling spotlights, exposed oak beam, opening through to the kitchen/dining/family room and doors to the living room and cloakroom.

Cloakroom

Ceiling spotlights, extractor fan, solid oak wooden flooring, part tiled walls, low level WC and a vanity unit incorporating wash hand basin with a chrome mixer tap.

Living Room

20'9 x 13'2 (6.32m x 4.01m)

A front aspect room with a large wooden double glazed bay window, two feature ceiling hanging lights, solid oak wooden flooring and a lovely size feature brick fireplace with a cast iron log burner on a slate hearth.

Kitchen/Dining/Family Room

37'3 (max) 27'5 (max) (11.35m (max) 8.36m (max))

A spectacular space with wooden double-glazed windows and double glazed bi folding doors leading out to the rear terrace and garden, exposed original ceiling beams, ceiling spotlights, solid oak wooden flooring and a superb amount of space for living, family, and dining furniture. The dining area has ceiling spotlights and three feature hanging lights over the table. There is a door to a useful understairs storage cupboard. The kitchen has been fitted with a range of base and eye level units with marble work surfaces over, space and gas point for a large range cooker with tiled splash backs and extractor hood over, a two bowl ceramic sink with a chrome mixer tap over, a beautiful detached central island with three feature hanging lights over, large built in fridge, built in dishwasher and a built in bin cupboard. There is a wooden stable door leading to the utility room.

Utility Room

10'1 x 7'6 (3.07m x 2.29m)

A front and rear aspect room with wooden double-glazed windows, ceiling spotlights, solid oak wood flooring and a door to the garage. Fitted with a range of base and eye level units with wooden square edge work surfaces, a one bowl ceramic sink with an adjacent drainer and mixer taps, a particularly useful built in pantry cupboard and a built-in freezer.

En Suite Shower Room

A rear aspect room with an obscure wooden double-glazed window, ceiling spotlights, extractor fan, chrome heated towel rail, tiled flooring, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and a large walk in wet room style shower enclosure with a handheld and overhead mains shower system.

Bedroom Two

13'6 x 11'8 (4.11m x 3.56m)

A front aspect room with the same views as bedroom one, ceiling light, radiator.

Bedroom Three

13'6 x 11'9 (4.11m x 3.58m)

A rear aspect room with wooden double-glazed windows, ceiling light, radiator.

Bedroom Four

13'5 x 10'10 (4.09m x 3.30m)

A rear aspect room with wooden double-glazed windows, ceiling light, radiator.

Family Bathroom

A rear aspect room with an obscure wooden double-glazed window, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap, a corner glazed and tiled shower enclosure with a wall mounted mains shower system and a claw foot roll top bath with a chrome mixer tap over.

Second Floor

30'1 x 17'4 (9.17m x 5.28m)

Currently set up as a fabulous playroom but could be converted to a master suite or two further bedrooms, seven UPVC wooden double glazed Velux room lights, ceiling spotlights, a feature hanging light, three radiators, a useful storage cupboard and a door to the en suite shower room.

En Suite Shower Room

13'4 x 6'1 (4.06m x 1.85m)

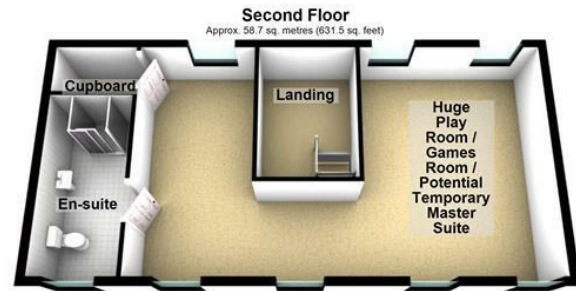
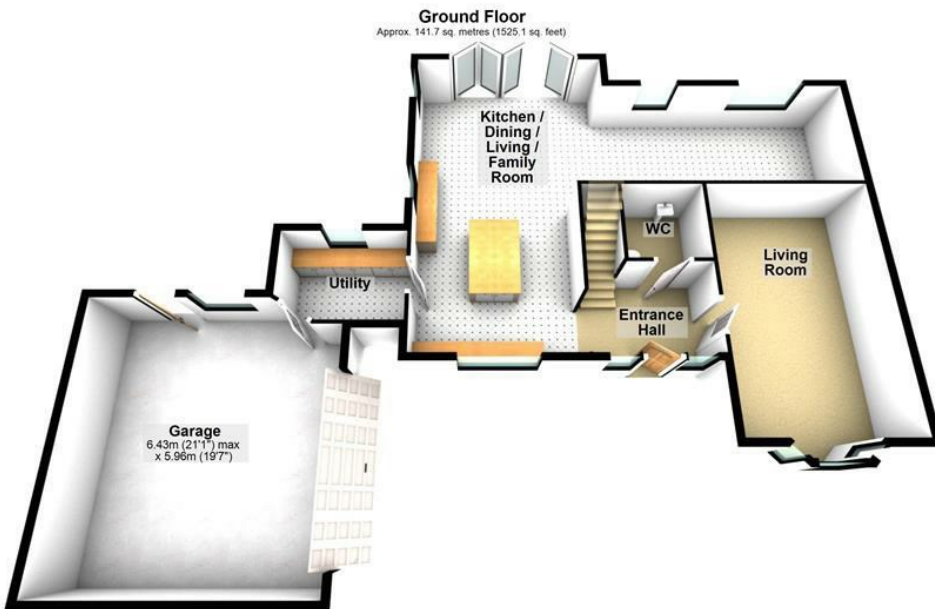
A rear aspect room with a wooden double glazed Velux roof light, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, low level WC, vanity incorporating wash hand basin and a large walk in wet room style shower enclosure with a handheld and mains shower system.

Outside Front

There is a large shingle driveway providing off-street parking for at least six cars. There is a range of flower and shrub bed borders throughout and a twin wooden five bar gated access. There is external security lighting and a large electric rollover door leading to the double garage. There are pedestrian doors leading to the garage and the main property. Side access to the rear garden.

Rear Garden

To the immediate rear of the property there is a lovely patio/terrace. To the side of the property, there is a good patio/paved terrace where the dog pens are. There is a lawned garden, a summerhouse, a store shed, a range of flowers, shrub beds and borders and a useful side area suitable for storage.



Garage
6.43m (21'1" max)
x 5.96m (19'7")

Total area: approx. 297.4 sq. metres (3201.6 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		