

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Old Court Church Road, East Brent, Somerset TA9 4HZ £775,000

\*\*\* 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 \*\*\* 30ft MASTER SUITE WITH A EN-SUITE SHOWER ROOM (currently being used as play room) \*\*\* 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.



### 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.



### 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 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.



**Second Floor Master Suite**  
**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. This room is currently being used a playroom but can be used as a master suite.



**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.



**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.





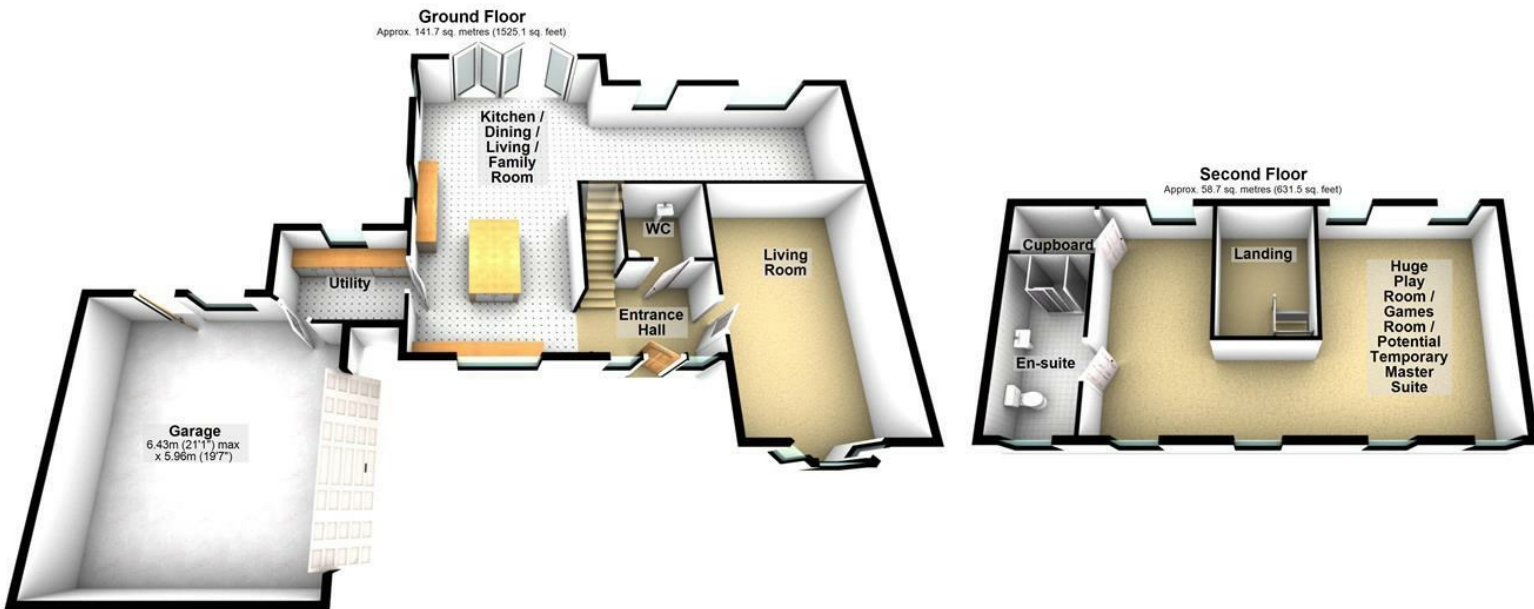
### Outside Front

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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	