

LAUREL & WYLDE

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



6 Boniface Walk, Burnham-On-Sea, TA8 1RE
£440,000

*** PLEASE CLICK ON THE VIDEO TAB TO SEE OUR AMAZING PROPERTY VIDEOS *** LOVELY, EXTENDED, DETACHED FAMILY HOME SITUATED OFF THE EVER-POPULAR PRIORY GARDENS DEVELOPMENT, OFFERING FABULOUS ACCESS TO THE TOWN CENTRE *** LIVING ROOM *** KITCHEN *** UTILITY ROOM *** PLAY ROOM *** LARGE DINING ROOM WITH BI-FOLDING DOORS THROUGH IN TO THE SPECTACULAR FAMILY ROOM WHICH HAS FRENCH DOORS LEADING OUTSIDE AND A BEAUTIFUL SOLAR GLASS ROOF LANTERN *** FOUR BEDROOMS *** SECRET LITTLE CUBBY-HOLE DEN *** MASTER EN-SUITE AND FAMILY BATHROOM *** SIZEABLE GARDEN *** AMPLE OFF STREET PARKING *** GARAGE ***

Entrance Porch

Accessed via obscured UPVC double glazed door, with a side and front aspect UPVC double glazed window, tiled flooring and a wooden glazed door leading into the hallway.

Hall

Ceiling light, radiator, laminate wooden flooring, stairs leading to first floor landing with useful understairs storage cupboard. Doors to the Kitchen, living room, dining room and the cloakroom.



Cloakroom

A front aspect room with an obscure UPVC wooden double glazed window, ceiling spotlights, vinyl flooring, radiator, low level WC, wash hand basin.



Kitchen

Rear aspect room with a UPVC double glazed window, light feature with three rotating lights, tiled flooring, radiator, opening though into the Utility Room. The kitchen has been fitted with a range of base and eye level units with a rolled edge work surface, one bowl sink with mixer tap, space for a tall fridge/freezer, space for a cooker and space for a dishwasher.



Living Room

A fabulous front and side aspect room with a UPVC double glazed window to the front and UPVC double glazed window to the side, ceiling light, radiator, feature decorative fireplace with a wall mounted electric fire.



Utility

A side aspect room with a wooden glazed door leading through to the playroom/out house, ceiling light, wall hung boiler system, range of base and eye level units with rolled edge work surfaces, inset one bowl sink with twin taps, space and plumbing for washing machine.



Playroom/Outhouse

A timber built construction with a door leading to the rear garden, a rear aspect UPVC double glazed window.



Dining Room

A lovely light and airy room with almost full width and full height double glazed Bi-folding doors leading through to the family room, ceiling spotlights, tiled effect wooden flooring.



Family Room

An absolutely beautiful extension/ addition to the property, with a huge double glazed solar glass roof lantern, rear aspect UPVC double glazed windows, side aspect, all most full width double glazed sliding patio doors, ceiling spotlights, tiled effect vinyl flooring.





Bedroom One

A front aspect room with UPVC double glazed window, ceiling light, radiator, two sets of built in wardrobes, door to the En-Suite shower room.



landing

A gallery landing with ceiling light, loft hatch giving access to roof space with extendable ladder, doors to bedrooms, one, two, three, four, family bathroom and the airing cupboard.

En-Suite

A side aspect room with an obscure UPVC double glazed window, marble effect clad walls, tiled flooring, heated towel rail, ceiling spotlights, extractor fan, low level WC, wash hand basin, lovely glazed and UPVC clad wet room style shower enclosure with mains and hand held shower system.



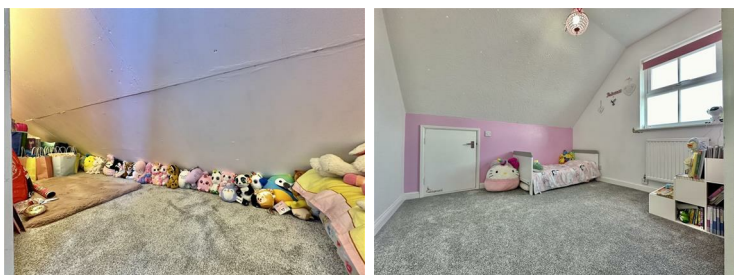
Bedroom Two

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, built in wardrobes.



Bedroom Three

Another rear aspect room with UPVC double glazed window, ceiling light, radiator, with a door to a store room/kids hideout (currently being used as a secret den/sleeping area).



Bedroom Four

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



Family Bathroom

A rear aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, wood effect vinyl flooring, radiator, low level WC, wash hand basin, panel enclosed bath with a mixer tap and hand held shower attachment over.



Front

A shingle stone low maintenance garden area and a driveway parking for 2/3 cars and leading up to the garage which has an up and over door with power and lighting.

Rear

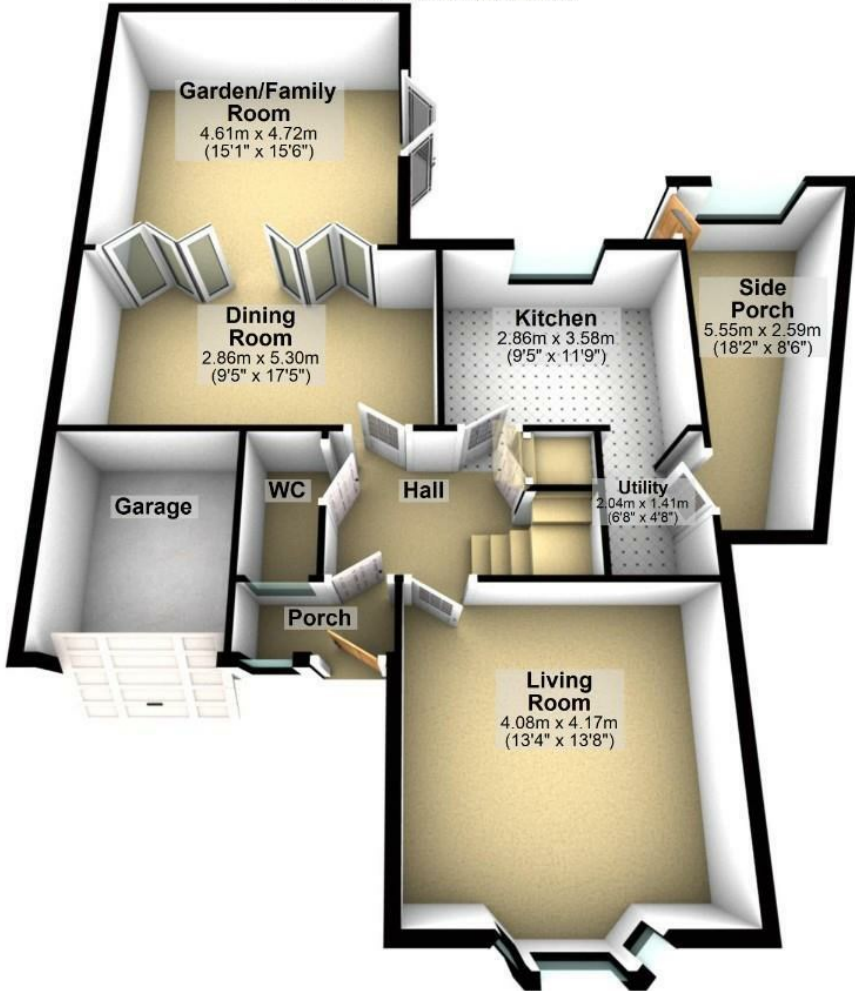
Is a south facing garden, laid to a mixer of lawn, patio paving, shingle stone and with a range of flower and shrub borders throughout, also concrete hard standing timber shed.



Plot and location

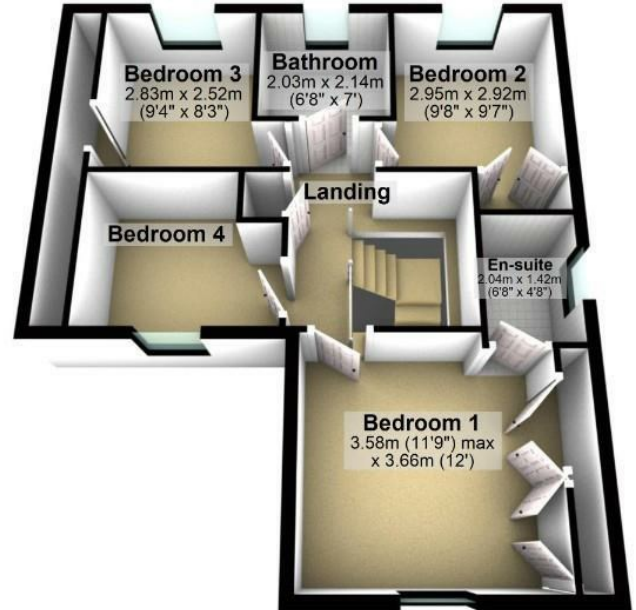
Ground Floor

Approx. 100.6 sq. metres (1083.3 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



Total area: approx. 164.2 sq. metres (1766.9 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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		