

LAUREL & WYLDE

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



44 Longfield Drive, Wedmore, BS28 4EW
£550,000

*** FABULOUS DETACHED FAMILY HOME *** IMMACULATEDLY PRESENTED THROUGHOUT *** LARGE DETACHED GARAGE & DRIVEWAY PARKING *** LIVING ROOM *** SITTING ROOM / OFFICE *** BEAUTIFUL KITCHEN / FAMILY ROOM *** UTILITY ROOM *** CLOAKROOM *** FOUR BEDROOMS *** MASTER EN-SUITE *** FAMILY BATHROOM *** BEAUTIFULLY LANDSCAPED REAR GARDEN *** NO ONWARD CHAIN ***

Entrance Hall

Access is through an obscure double glazed composite door with stairs leading to the first floor landing with a useful under stairs storage cupboard which has both lighting and power, wood effect vinyl flooring, radiator, wall mounted thermostat control, recessed spotlighting, doors to the living room, sitting room/office, kitchen/family room and the cloakroom.



Sitting Room/Office

10' x 9'2" (3.05m x 2.79m)

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



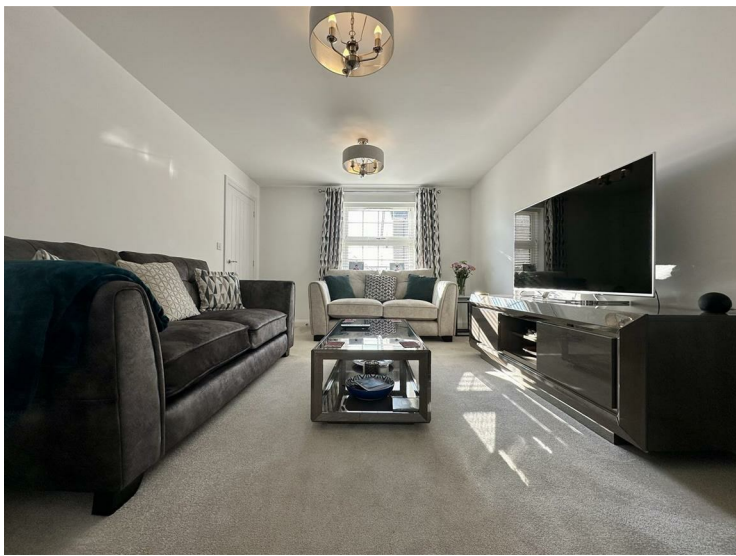
Cloakroom

Ceiling spotlights, extractor fan, wood effect vinyl flooring, radiator, low level WC with a hidden cistern and a wall hung wash hand basin with a chrome mixer tap over.

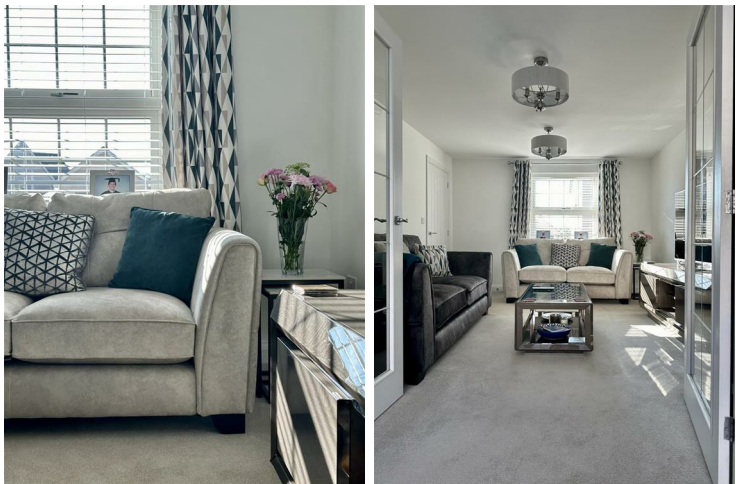
Living Room

15'5" x 11'2" (4.70m x 3.40m)

A front aspect room with a UPVC double glazed window, two feature ceiling lights, radiator and wooden glazed double doors leading to the kitchen/family room.

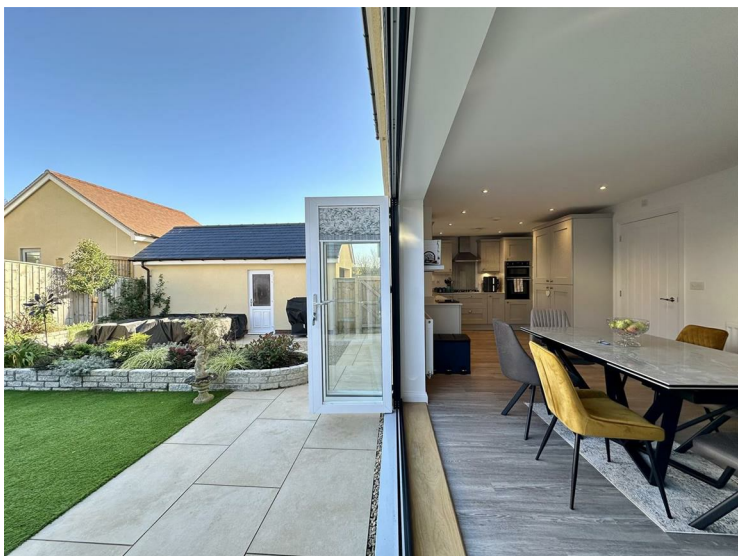


The kitchen area has been fitted with a comprehensive range of base and eye level units with granite effect square edge composite work surfaces, inset one and a half bowl stainless steel sink with adjacent drainer and mixer tap over, integrated double oven with a gas four ring hob and stainless steel extractor hood over, integrated fridge and freezer, integrated dishwasher, wood effect vinyl flooring throughout. Door to the utility room.



Kitchen/Family Room
28'6" x 9'6" (8.69m x 2.90m)

A lovely full width rear aspect room with UPVC double glazed windows and luxury bi fold doors leading out to the rear terrace and garden, recessed spot lighting, hanging light, two radiators, ample space for dining table and chairs.



Utility Room

6'3" x 5'9" (1.91m x 1.75m)

A side aspect room with a UPVC double glazed door leading to the driveway, recessed spotlighting, extractor fan, wood effect vinyl flooring, radiator. Fitted with base and eye level units with granite effect rolled edge work surfaces over, inset one bowl stainless steel sink with an adjacent drainer and mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, built in 16 hole wine rack.



First Floor Landing

A galleried style landing area with a front aspect UPVC double glazed window, ceiling light features, loft hatch giving access to the roof space, doors to bedrooms one, two, three, four, the family bathroom and the airing cupboard, radiator.



Main Bedroom

13'1" x 11'4" (3.99m x 3.45m)

A rear aspect room with a UPVC double glazed window, ceiling light, radiator, built in luxury full height mirrored wardrobes, door to the en suite shower room.



En Suite Shower Room

A rear aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, chrome heated towel rail, tile effect vinyl flooring, vanity unit incorporating wash hand basin with a chrome mixer tap, low level WC with a hidden cistern and a good size glazed and tiled step in shower enclosure with a twin point overhead and handheld shower system.



Bedroom Four

10' x 7'6" (3.05m x 2.29m)

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

Bedroom Two

12'1" x 11'4" (3.68m x 3.45m)

A front aspect room with a UPVC double glazed window, ceiling light, radiator, luxury full height and full width mirrored wardrobes.



Family Bathroom

10' x 6'4" (3.05m x 1.93m)

A side aspect room with an obscure UPVC double glazed window, recessed spotlights, extractor fan, tile effect vinyl flooring, chrome heated towel rail, low level WC with a hidden cistern, wall hung wash hand basin with a chrome mixer tap, panel enclosed bath with a wall mounted chrome mixer tap and a large glazed and tiled step in shower enclosure with a large overhead mains shower system.



Bedroom Three

11'2" max x 10'9" (3.40m max x 3.28m)

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

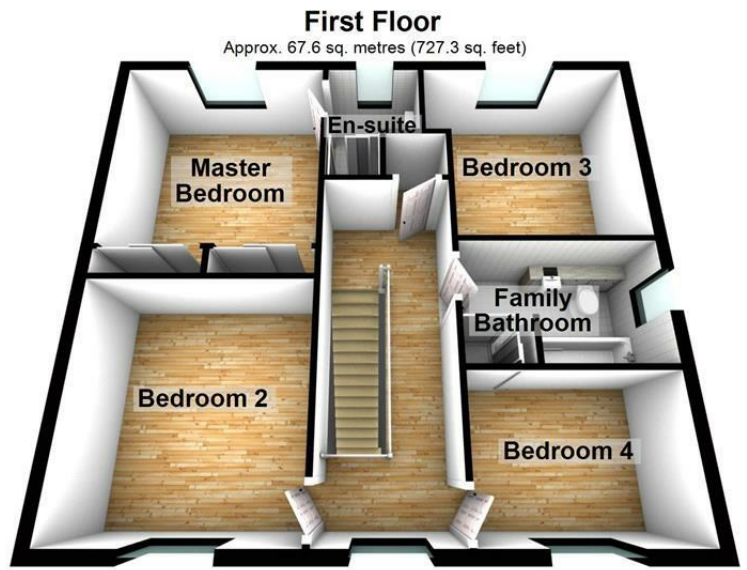
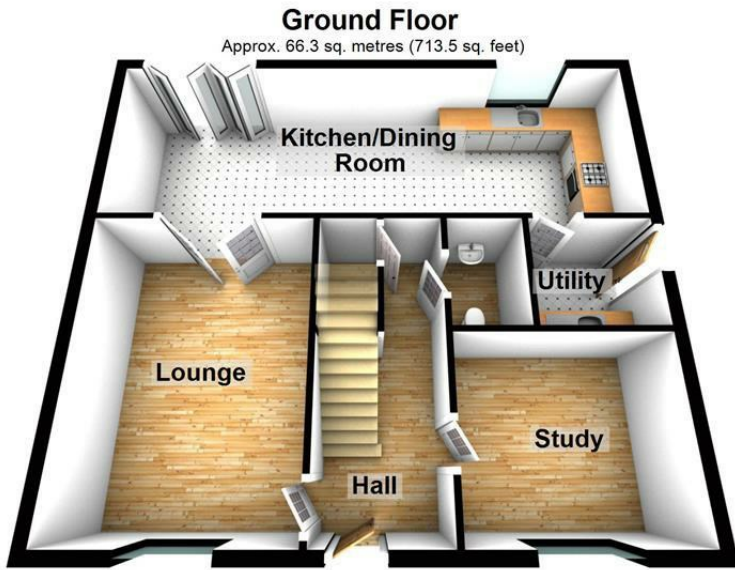




Outside

To the front of the property is a small garden area with a paved walkway and step to the front door. There is a good sized driveway to the righthand side providing off street parking for at least two large vehicles. The driveway leads to the garage which has a pitched and slate tiled roof and an up and over door and a side UPVC pedestrian door. There is a gated access to the rear garden which has been mainly laid to lawn and enclosed to walling on one side with the garage and gate to the other side. Wood fencing to the rear and with a patio/paved terrace to the immediate rear of the property.





Total area: approx. 133.9 sq. metres (1440.8 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	