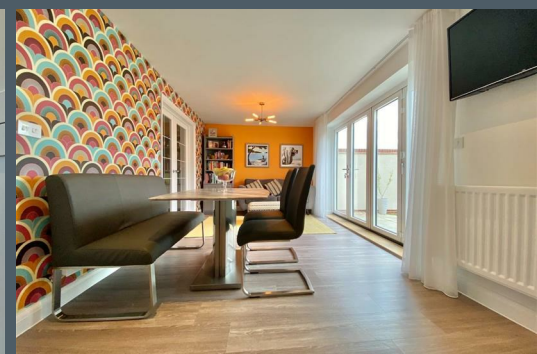


LAUREL & WYLDE

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



33 Longfield Drive, Wedmore, BS28 4EW
£569,950

*** EXECUTIVE DETACHED FAMILY HOME *** WELL POSITIONED IN THE SOUGHT AFTER AND CHARMING VILLAGE OF WEDMORE, WITHIN EASY REACH OF EXCELLENT SCHOOLS, LOCAL AMENITIES, PUBS AND SHOPS *** 28'6 FT KITCHEN AND DINING / FAMILY ROOM *** LIVING ROOM WITH A SPECTACULAR HAND MADE MEDIA CENTRE *** CONSTRUCTED IN 2021 WITH 8 YEARS REMAINING ON THE HOME GUARANTEE *** OFFICE / BEDROOM FIVE *** UTILITY ROOM *** CLOAKROOM *** GALLERIED LANDING *** COMMANDING MASTER BEDROOM WITH EN-SUITE SHOWER ROOM *** FAMILY BATHROOM *** FANTASTIC DETACHED DOUBLE GARAGE AND PRIVATE DRIVEWAY PROVIDING OFF STREET PARKING AND STORAGE SPACE *** RECENT 14 PANEL SOLAR PV INSTALLATION *** HYPERVOLT HOME PRO 3 EV CHARGER ***

Summary

This executive, four bedroom family home is superbly positioned in the prestigious village of Wedmore, having been decorated in a modern style and benefitting from numerous upgrades from the original, standard specification. Set within the heart Somerset, this freehold property was constructed in 2021 and is being sold for the first time since built, so as expected is immaculately presented, with 8 years remaining of the new home guarantee. On approach, a fantastic front garden with a patio pathway leading to the front door creates a wonderful first impression of this elegant home. The ground floor accommodation comprises a welcoming entrance hallway, a stylish main living area with a delightful electric fire and media wall, a useful Study, Cloakroom, Utility Room, and a Kitchen/Dining Room creating an impressive 'hub of the home' with a well presented range of wall and floor units with quartz worktops, a range of integrated appliances and tremendous bi-folding doors leading out to the rear garden. The first floor accommodation includes a magnificent Master Bedroom with an En-Suite, three further bedrooms and an attractive Family Bathroom.

A private and enclosed garden is located to the rear of the property, mainly laid to lawn with a fantastic slab patio area and a raised timber decking and pergola feature for various 'Al Fresco' dining and entertaining options during the warmer months. In addition to all that this desirable property has to offer, there is an immaculate double garage, currently being used as a spacious workshop and storage area with power supply points and lighting.

Wedmore is a beautiful village in the county of Somerset and is situated on raised ground in the Somerset Levels between the River Axe and River Brue, often called the Isle of Wedmore. Local facilities include a pharmacy, three pubs, restaurant, café, medical and dental practice, butcher, a village store and a variety of other local shops. Wedmore is 4 miles South of Cheddar, 7 miles West of Wells and 7 miles North West of Glastonbury. Homes within this desirable area are most sought-after and it goes without saying being surrounded by the beautiful open countryside is certainly an attractive feature of the area. The excellent schooling in the area is a huge attraction and the three school system of Wedmore First School, Hugh Sexey's and Kings of Wessex are favoured by many families. For the commuter, Junctions 21 and 22 are within reach which provides easy access to the M5 motorway. Council Tax Band F, EPC Rating B85.

Entrance Hall

Accessed through an obscure double glazed composite door. Stairs leading to first floor landing. Recessed spotlights, smoke alarm, radiator, wall mounted thermostat control. Karndean wood effect flooring. Doors leading to the living room, study, kitchen/dining/family room and cloakroom. Access to a useful understairs storage cupboard with ceiling light.



Cloakroom

Recessed spotlights, extractor fan, Karndean wood effect flooring, radiator, low level w/c with hidden cistern, wall hung wash hand basin with chrome mixer tap and tiled splashback.



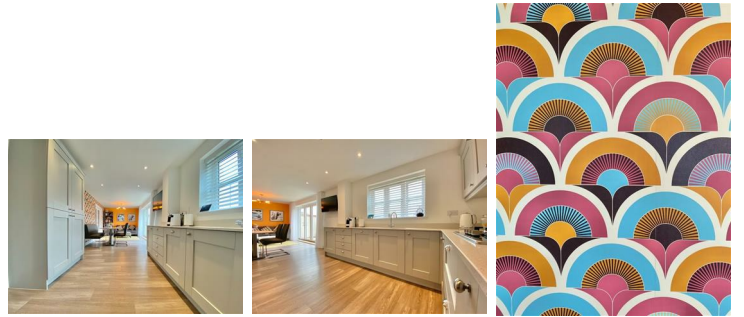
Living Room

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

A lovely front aspect room with a large uPVC double glazed window, 2 ceiling lights, radiator, power sockets including usb socket. The living room features a hand made full height fireplace and media panel providing built in space for TV, soundbar, media boxes, subwoofer. The media panel also houses a colour changing electric convector fire. Wooden glazed doors leading through to the kitchen/dining/family room.



level units. Quartz white stone worksurfaces incorporating a stainless steel 2 bowl sink with an adjacent drainer and chrome mixer tap. Neff double oven, Neff 4 ring gas hob with glass splashback and stainless steel extractor hood over, under pelmet lighting, range of plug sockets including usb socket, integrated fridge and freezer, integrated dishwasher.



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

A fabulous full width room with uPVC double glazed bifolding doors leading out to the rear patio and gardens. uPVC double glazed window overlooking the rear garden. Feature ceiling light in the dining/family area, recessed task spotlights over the kitchen, 2 radiators. Karndean wood effect flooring. This room provides ample space for living and dining furniture. Door giving access to utility room. The kitchen is fitted with a comprehensive range of dove grey base and eye

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

A side aspect room with a uPVC double glazed door. Karndean wood effect flooring. Recessed spotlights, extractor fan, radiator. Base and eye level unit with Quartz stone worksurfaces over. Space and plumbing for washing machine, space for a tumble dryer. One bowl stainless steel sink with an adjacent drainer and mixer tap. The corner cupboard houses the Valiant gas fired boiler.



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

A front aspect room with uPVC double glazed windows, recessed spotlights, tv point, telephone point, radiator.



First Floor landing

A lovely light and airy galleried landing area with a front aspect double glazed uPVC window. 2 ceiling lights, radiator, loft hatch giving access to the roof space. Doors leading to master bedroom, bedrooms 2, 3, 4, family bathroom and airing cupboard. The airing cupboard houses the Valiant pressurised hot water system.

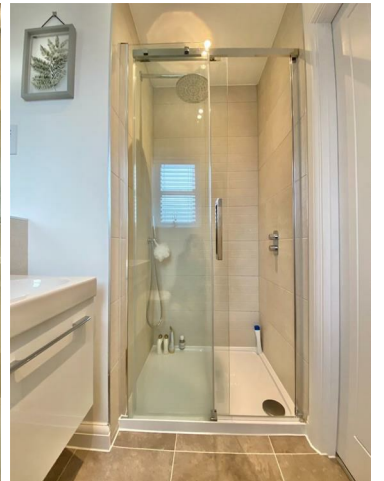


Ensuite

A part tiled rear aspect room with an obscure uPVC double glazed window, ceiling spotlights, extractor fan, Karndean slate effect flooring, low level w/c with hidden cistern, vanity incorporating wash hand basin with a chrome mixer tap, chrome heated towel rail, large glazed and tiled walk in shower enclosure with a twin outlet mains power shower system

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

A rear aspect room with uPVC double glazed windows overlooking the rear garden. Ceiling light, radiator, luxury full height /full width 4 door smoked mirrored wardrobes. Door to ensuite shower room.



Bedroom Two

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

A rear aspect room with uPVC double glazed windows, ceiling light, radiator. Built in luxury full height mirrored double wardrobes.



Bedroom Three

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

A front aspect room with uPVC double glazed windows, ceiling light, radiator, built in full height luxury double wardrobes.



Bedroom Four

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

A front aspect room with uPVC double glazed windows, ceiling light, radiator.



Family Bathroom

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

A luxury bathroom with a side aspect obscure uPVC double glazed window, recessed spotlights, extractor fan, Karndean slate effect flooring, large chrome heated towel rail. Suite comprising panel enclosed bath with wall mounted chrome mixer tap panel, low level w/c

with a hidden cistern, wall hung wash hand basin with a chrome mixer tap, large step in glazed and tiled shower enclosure with twin outlet mains power shower system.



Outside

Outside to the front of the property there is a lawned area with flower and shrub bed/border. A paved patio walkway leads to the front door continuing to the west side of the property and rear garden.

The rear garden is predominantly laid to lawn, with a paved patio area to the immediate rear, which in turn leads across the back garden to the garage. There is an obscure uPVC double glazed door leading to the garage and a wooden gated access to the main driveway. Another feature of this South Facing garden is the recently built raised decking and pergola area.

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Double Garage and Parking

Driveway parking for three cars. Garage is a brick built and rendered garage with two up and over doors, obscure uPVC double glazed door leading to the garden, pitched and tiled roof, power and lighting. Outside security lighting.



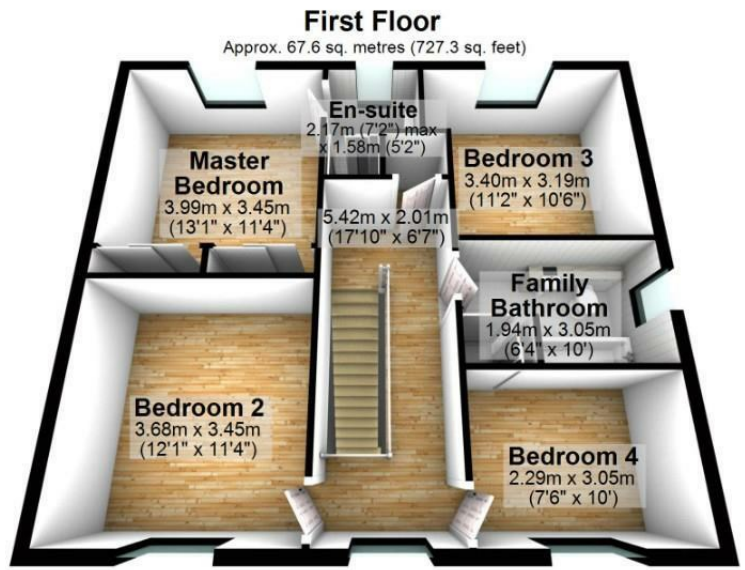
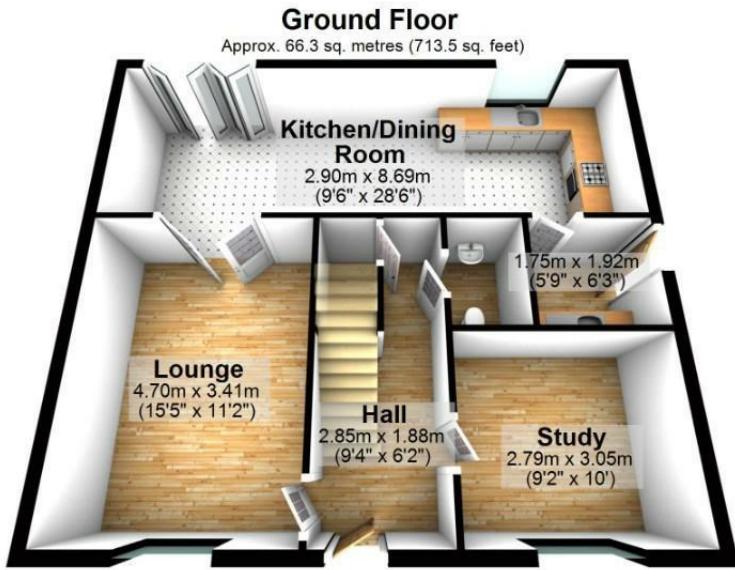
Agents Notes

Council Tax - F Sedgemoor



Local Park





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		94
(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			
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