

LAUREL & WYLDE

ESTATE AGENTS



8 Manor Close, Berrow, Somerset TA8 2LN Offers in excess of £695,000

*** WOW *** WOW *** WOW *** PLEASE CLICK ON THE VIDEO TAB TO SEE OUR AMAZING PROPERTY VIDEOS
*** LAUREL & WYLDE ARE SO, SO, SO EXCITED TO BE MARKETING THIS ABSOLUTELY ASTONISHING FAMILY HOME
*** WHAT A TRULY SPECTACULAR, THOROUGHLY MODERNISED AND EXTENDED FAMILY HOME *** WONDERFUL
LOCATION AND POSITION *** STUNNING GARDENS THAT SURROUND AND GIVE SUN ALL DAY LONG *** LARGE
DOUBLE GARAGE AND DRIVEWAY PARKING FOR ABOUT 6 CARS *** LIVING ROOM *** KITCHEN / DINING
ROOM WITH BI-FOLDING DOORS TO THE GARDEN *** FABULOUS GARDEN / FAMILY ROOM ADDITION *** UTILITY
ROOM *** CLOAKROOM *** OFFICE *** FOUR DOUBLE BEDROOMS ALL WITH FITTED WARDROBES *** MASTER
SUITE WITH A STUNNING SHOWER ROOM AND DRESSING AREA *** FAMILY BATHROOM ***

Entrance Hall

10'4 x 9'6 (3.15m x 2.90m)

Access this property through a decorative leaded double glazed composite door into the entrance hall where you will find ceiling light, mains smoke alarm, stairs leading to first floor landing, radiator, wall mounted thermostat control, a luxury wood effect vinyl flooring. Doors providing access to the living room, kitchen/family room, office, cloakroom, and cloaks/storage cupboard.



Living Room / Family Room

27'2 x 11'10 (8.28m x 3.61m)

A front to back room with UPVC double glazed bay fronted windows and aluminium double glazed sliding patio doors to the rear, with coved ceiling, three ceiling lights, four wall light points, three radiators, and a feature Mendip wood burning stove with a slate hearth and outer surround. From the living room there is also a wooden glazed door into the kitchen/family room.



Cloakroom

5'5 x 5'1 (1.65m x 1.55m)

With ceiling spotlights, extractor fan, part tiled walls, tiled flooring, and chrome heated towel rail. Suite comprising low level WC, and vanity units incorporating wash hand basin with a chrome waterfall style mixer tap over.





Kitchen / Dining Room

19'5 x 13'6 (max) (5.92m x 4.11m (max))

An absolutely fabulous room, and definitely one of the main selling points of the property, with UPVC double glazed windows and double glazed sliding bi-fold doors to the rear garden, with ceiling spotlights, luxury wood effect vinyl flooring, radiator, and doors to the entrance hall and the utility room. The kitchen has been fitted with a range of base and eye level units with solid composite pencil edge work surfaces, integrated composite bowl with adjacent drainer and chrome mixer tap, integrated fridge and freezer, stainless steel oven with a ceramic four ring induction hob and extractor hood over, integrated dishwasher, and with ample space for a dining table and chairs.



Utility

6'10 x 5'6 (2.08m x 1.68m)

With ceiling light feature with four rotating spotlights, luxury wood effect vinyl flooring, radiator, base and eye level units with acrylic square edge work surfaces, and space and plumbing for a washing machine. The utility also features a useful pantry/storage cupboard. From the utility there is a door leading through to the extended family room.



Inner Hallway

8'9" x 6'5" (2.67m x 1.96m)

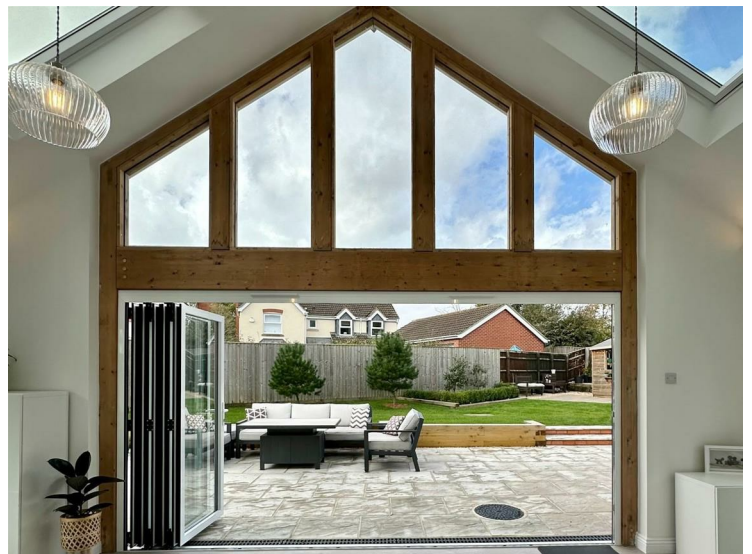
A front aspect room with UPVC double glazed windows, coved ceiling, ceiling light, radiator.



Fabulous Garden/Family Room

20'6" x 12'4" (6.25m x 3.76m)

An absolutely spectacular west facing room, of a traditional build, with a pitched and tiled roof, vaulted ceiling with four large remote controlled & weather censored, double glazed Velux rooflights, two feature hanging lights, four corner spotlights, two large, front and rear uPVC double glazed windows, almost full length double glazed bi-folding doors with huge timber framed, double glazed gable feature windows, there are also two sparate RCA (speaker) outlets / points within the room.



First Floor Landing

A galleried landing area with a front aspect UPVC

double glazed window, coved ceiling, ceiling light, loft hatch giving access to roof space (which houses the recently relocated new Worcester gas fired combination boiler system, and loft fully boarded for storage and access with lighting) and a door to the airing cupboard.



Master Suite
15'1 x 11'10 (4.60m x 3.61m)

A wonderful area with front aspect UPVC double glazed windows, coved ceiling, ceiling light, two radiators, and a door to the ensuite. The master bedroom also features a dressing area towards the ensuite with two large built in wardrobes.



En-Suite
7'6 x 5'2 (2.29m x 1.57m)

A rear and side aspect room with obscure UPVC double glazed windows, ceiling light, extractor fan, wood effect laminate flooring, and chrome heated towel rail. A delightful suite with a very large step in glazed and tiled wet room style shower area with a wall mounted mains shower system, low level WC, and vanity units incorporating wash hand basin with a chrome waterfall style mixer tap over, wall mirror with touch sensor light, demister pad and shaver socket.



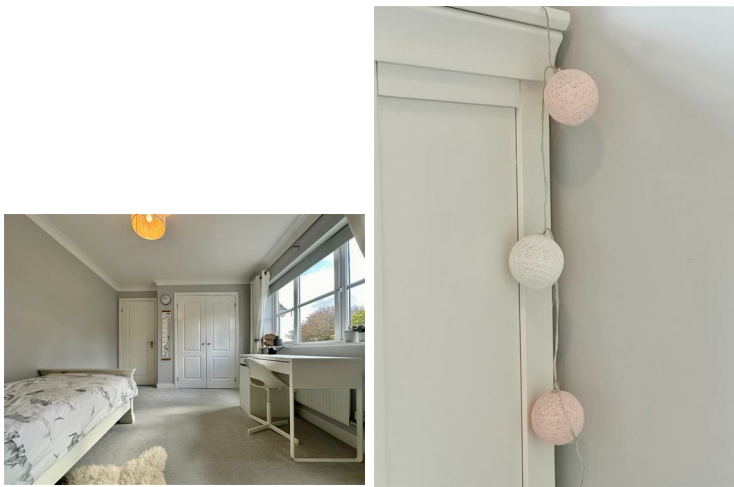
Bedroom Two
12'6 x 10 (3.81m x 3.05m)

A front aspect room with UPVC double glazed windows, coved ceiling, ceiling light, radiator, and built in wardrobes.



Bedroom Four
9'10 x 8'3 (3.00m x 2.51m)

A rear aspect room with UPVC double glazed windows, coved ceiling, ceiling light, radiator, and built in wardrobes.



Bedroom Three
12'5 x 8'10 (3.78m x 2.69m)

A rear aspect room with UPVC double glazed windows, coved ceiling, ceiling light, radiator, and built in wardrobe.



Family Bathroom
6'9 x 8'11 (2.06m x 2.72m)

A rear aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, wood effect laminate flooring, chrome heated towel rail. Suite comprising panel enclosed bath with a chrome mixer tap over, with tiled walls, glazed shower screen, and a wall mounted mains shower system above, low level WC, and vanity units incorporating wash hand basin with a chrome mixer tap over, wall mirror with touch sensor light and demister pad.



Garage

A large double garage with two two ceiling roses and two strip lights, there are two double socket points and bespoke shelving providing a good storage facility. There is an electric garage door and a rear pedestrian door. The loft is also boarded out which is useful for additional storage.

Outside

Sitting on just under 1/4 acre plot this property certainly has an absolutely amazing garden, and one which enjoys the sun pretty much all day long!

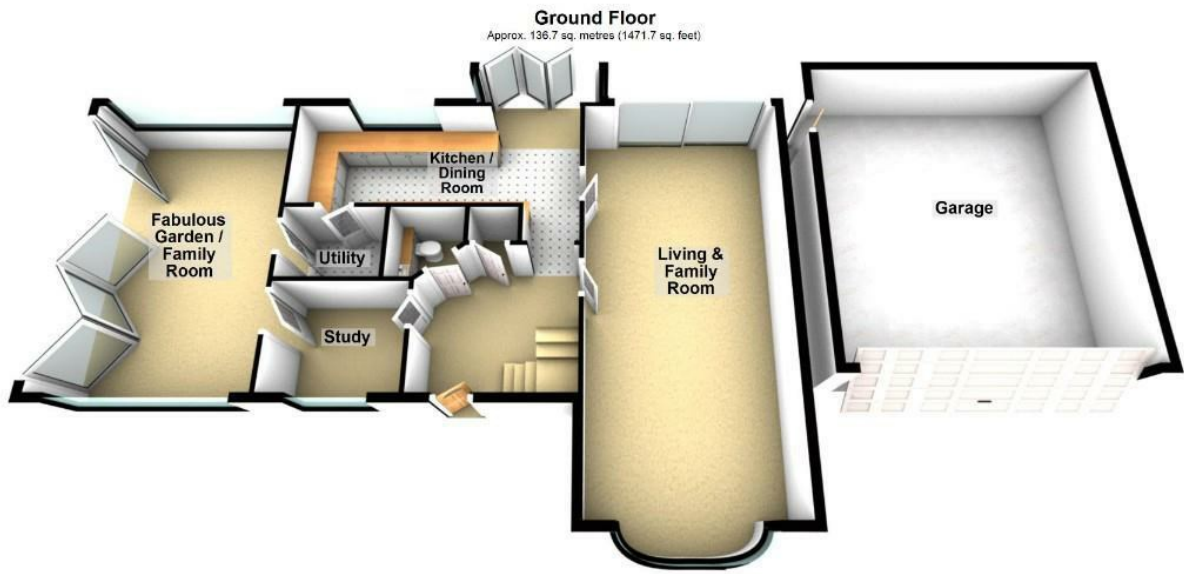
Mostly laid to lawn and fully enclosed to all sides with panel wooden fencing. There is a large gated access to the South side which could be used to house a boat or caravan etc. To the North West side of the garden there is a lovely patio area which enjoys the sun most of the day. There is a further patio area to the immediate rear of the house.





Plot and Location





Total area: approx. 212.7 sq. metres (2289.6 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		