

LAUREL & WYLDE

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



15 Moorham Road, Winscombe, BS25 1HS £400,000

*** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB BELOW TO SEE OUR FABULOUS VIDEOS *** SPACIOUS DETACHED FAMILY BUNGALOW *** MODERN KITCHEN / FAMILY ROOM OPENING INTO THE LIVING ROOM ONE END AND THE UTILITY SPACE THE OTHER END *** THREE BEDROOMS *** MASTER EN-SUITE *** FAMILY SHOWER ROOM *** FRONT AND REAR GARDENS *** DRIVEWAY PARKING FOR AT LEAST 4 CARS *** CAR PORT *** GREENHOUSE, TIMBER OUTBUILDING AND BIKE / MOBILITY SCOOTER STORE *** NO ONWARD CHAIN ***

Entrance Hall

Accessed through a obscure double glazed composite door with matching side panels, ceiling light, loft hatch giving access to roof space, opening through to the main kitchen/dining/family space, doors to bedrooms one, two, three and family bathroom, radiator.



Kitchen/Dining/Family Room

A front and side aspect room with UPVC double glazed windows, ceiling spotlights, a feature hanging light over the dining/family area, wood effect vinyl flooring, radiator, an opening into the living room, an opening into the Kitchen and Utility space.

The Kitchen has been fitted with base and eye level units with granite square edge work surfaces, inset one bowl ceramic sink, integrated stainless steel AEG ovens and microwave, four ring induction hob, granite splashback and extractor hood over, integrated dishwasher and fridge and freezer. The front part of the Kitchen/Utility space has a further work surface and units. Utility space has space and plumbing for washing machine, tumble dryer.



Living Room

Is a front and side aspect room with UPVC double glazed windows, two ceiling lights, radiator.



Master Bedroom

A rear aspect room with UPVC double glazed window, ceiling lights, radiator, built in wardrobes and doors to the en-suite.



Bedroom Two

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



Bedroom Three

A rear aspect room with UPVC double glazed French doors leading out to the terrace and rear gardens, ceiling light, radiator, wood effect vinyl flooring.



En-Suite

Currently just a cloakroom with a rear and side aspect obscure UPVC double glazed windows, two ceiling lights, wood effect vinyl flooring, radiator, built in low level unit with granite effect work surfaces and inset wash hand basin, low level WC, door to a airing/storage cupboard which was previously the shower and contains hidden shower tray and piping if you wish to put the shower back in.

Shower Room

A fully tiled side aspect room with two obscure UPVC double glazed windows, ceiling spotlights, extractor fan, wood effect vinyl flooring, chrome heated towel rail, low level WC, wash hand basin, a good size glazed and tiled shower enclosure with a over head and hand held shower system.

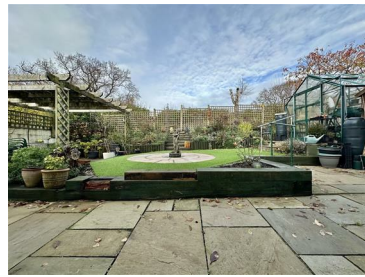


Front of Property

There is a low maintenance garden, with good sized driveway providing of street parking for at least four cars, the driveway has outside tap, pedestrian access to the rear garden, a good sized sheltered car port with lighting.

Rear Garden

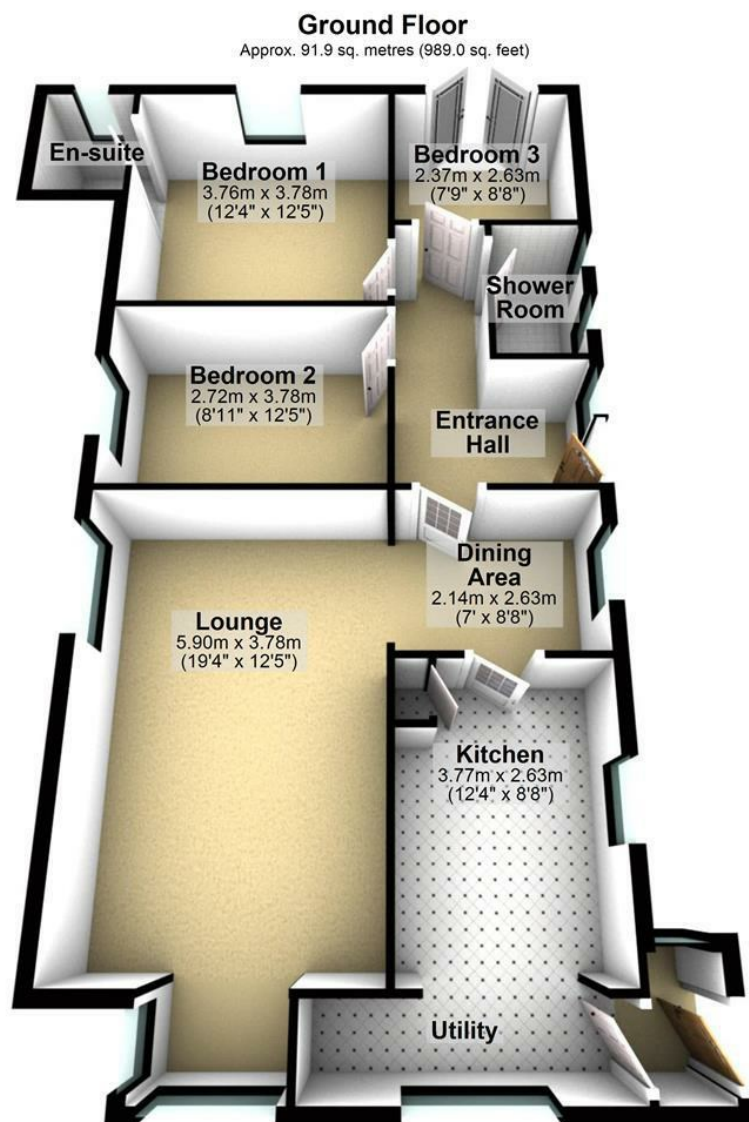
Patio/paved terrace, the rear garden is of a good size, a large pergola and outdoor seating/bbq area, a good sized timber out building, green house, a lockable bike store, a range of flower and shrub beds and borders throughout.



Plot and Location







Total area: approx. 91.9 sq. metres (989.0 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	