

# LAUREL & WYLDE

E S T A T E   A G E N T S



## Knoll View Barton Road, Berrow, TA8 2LU

**£675,000**

\*\*\* IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEOS \*\*\* LARGE INDIVIDUAL DETACHED FAMILY HOME WITH A SPECTACULAR Paddock, SURROUNDING GARDENS, SWIMMING POOL, DRIVEWAY AND DETACHED DOUBLE GARAGE \*\*\* FOUR BEDROOMS \*\*\* TWO EN-SUITES & FAMILY BATHROOM \*\*\* FRONT TO BACK LIVING ROOM \*\*\* DINING ROOM \*\*\* OFFICE \*\*\* KITCHEN / FAMILY ROOM \*\*\* UTILITY ROOM \*\*\* GROUND FLOOR SHOWER ROOM \*\*\* SPACIOUS ENTRANCE HALL WITH BESPOKE STAIRCASE \*\*\* NO ONWARD CHAIN \*\*\*



### Entrance Hall

Accessed via obscure double glazed door with matching side panels, beautiful bespoke timber and glazed stair case leading to first floor landing, there are ceiling spotlights, tiled flooring, radiator, useful understairs storage cupboard, glazed double doors leading into the living room, further doors to the dining/kitchen/family room.



### Dining Room

A rear aspect room with a UPVC double glazed window, ceiling spotlight, laminate wooden flooring, radiator, glazed wooden door through to the living room and further doors to the entrance hall and kitchen/family room and the Office.

### Living Room

A front to back room with UPVC double glazed windows to the front and French doors leading out to the rear terrace and garden, ceiling lights, wall lights, two radiators, glazed wooden doors leading into the dining room, feature composite stone built fireplace with a inset cast iron multi fuel burner.





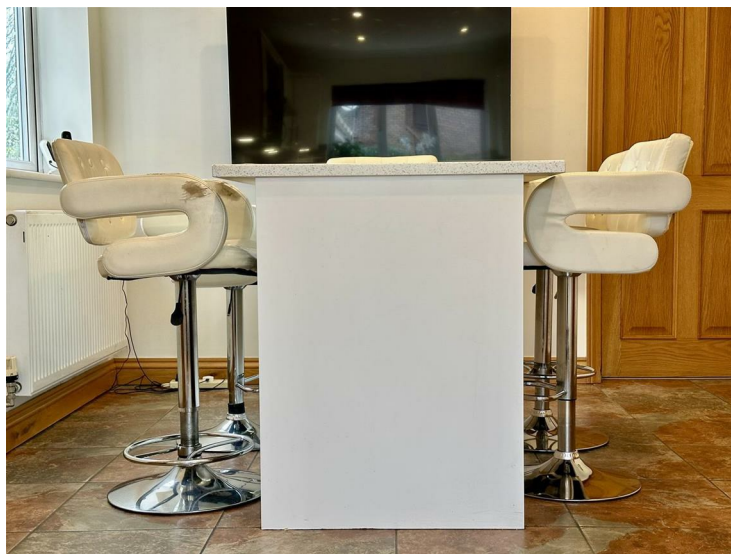


### Office

A rear and side aspect room with UPVC double glazed windows, ceiling light with three rotating spotlights, laminate wooden flooring, radiator.

### Kitchen

A fabulous size front and side aspect room with UPVC double glazed windows, door leading into the Utility, ceiling spotlights, tiled flooring, radiator, further door into the entrance hall. Kitchen has been fitted with a comprehensive range of base and eye level units with granite square edge work surfaces, inset one and half bowl sink with adjacent drainer and mixer tap, integrated fridge and freezer, dishwasher, gas point for a large range cooker, tiled splashbacks, stainless steel extractor hood, detached central island/breakfast bar for seating for at least 4/5 people.



### Utility

A rear and side aspect room with a UPVC double glazed window and a double glazed door leading out to the garden, with ceiling light, extractor fan, radiator, tiled flooring, a wooden door leading into the shower room. Utility has been fitted with base and eye level units, with quartz square edge work surfaces, inset one bowl sink, space and plumbing for washing machine, tumble dryer, tiled splashbacks, a wall mounted Worcester gas fired boiler system.







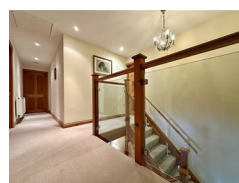
### Shower Room

A front aspect room with an obscure UPVC double glazed window, ceiling light, extractor fan, towel heated towel rail, tiled flooring, low level WC, wash hand basin, glazed and tiled step in shower enclosure with a wall mounted mains shower system.



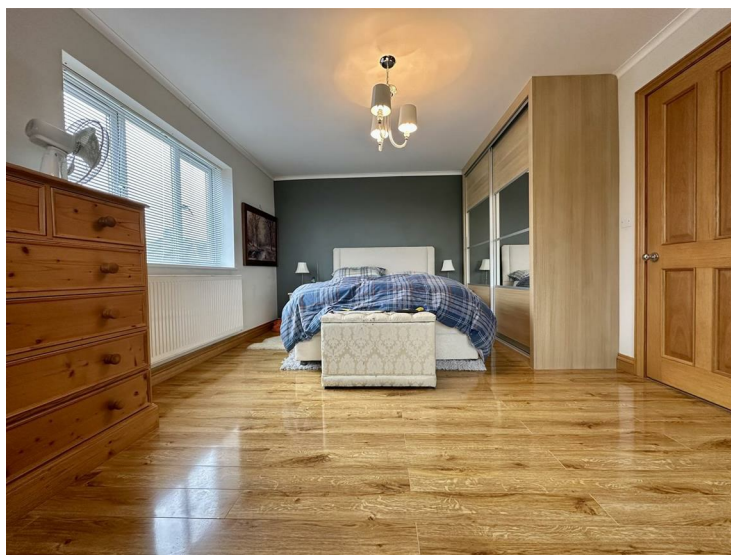
### First Floor Landing

A galleried glazed landing, with a chandelier hanging light, loft hatch giving access to the roof space, radiator, doors to bedrooms one, two, three, four and family bathroom and the large airing cupboard.



### Bedroom One

A rear and side aspect room with a UPVC double glazed window, UPVC sliding patio doors leading out to the balcony, is a timber balcony, and with a ample space for outdoor living furniture and provides lovely views across the rear garden paddock and neighbour fields. Bedroom has ceiling light, radiator, laminate wooden flooring, built in wardrobes, a door leading into the En-Suite bathroom.







**View From Balcony**



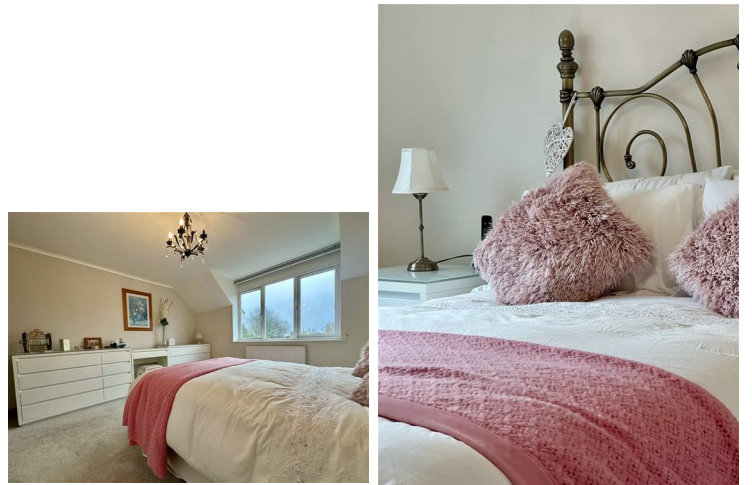
### **En-Suite Bathroom**

A fully tiled side aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tiled flooring, radiator, chrome towel rail, and a chrome heated towel rail, claw foot double ended bath with a chrome mixer tap and hand held shower attachment over, wash hand basin, low level WC, a large step in glazed and tiled shower enclosure with a wall mounted mains shower system.



### **Bedroom Two**

A wonderful suite, with a rear aspect UPVC double glazed window, chandelier style hanging light, radiator, built in wardrobes, door to en-suite shower room.



### **En-Suite Shower Room**

A fully tiled front aspect room with an obscure UPVC double glazed window, ceiling spotlight, extractor fan, tiled flooring, radiator, low level WC, wash hand basin, large step in glazed and tiled shower enclosure with an overhead mains shower system.



### **Bedroom Three**

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





#### Bedroom Four

A front to back room with UPVC double glazed windows, ceiling light, radiator.



#### Family Bathroom

A front aspect room with an obscure UPVC double glazed window, mostly tiled walls, tiled flooring, chrome heated towel rail, low level WC, wash hand basin, a large p shaped bath with a chrome mixer tap, glazed shower screen and mains shower system over.



#### Front

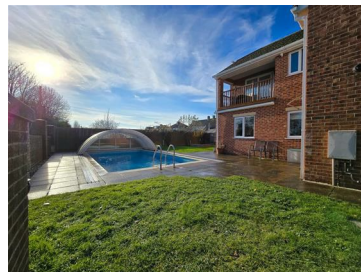
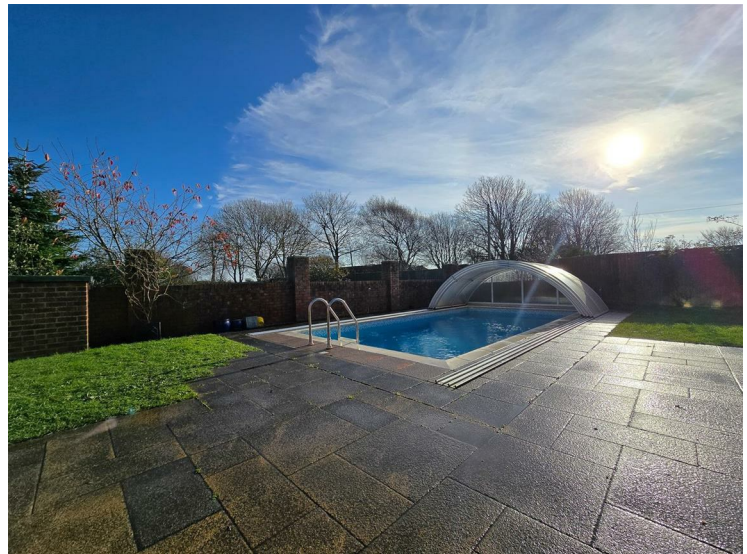
There is a large blocked paved driveway providing parking for at least six cars, there is twin electric gated access, the driveway leads up to the detached brick built double garage, which has a remote sensor electric up and over door, pitched roof, power and lighting, CCTV, alarm, and rear/side aspect UPVC pedestrian door.

To the side of the property there is a wooden gated access, which has been laid to tarmac which goes round the back of the property where you will find a timber shed, ideal for ride on lawn mower storage, bikes and so on, this in turn leads around to the paddock.



#### Rear Garden/Swimming Pool

Has been laid mostly for low maintenance with a small garden area, outside tap, with a range of flower shrub beds and borders, there is a patio/paved alfresco dining terrace area, with the main feature of the back garden with an outdoor swimming pool, the vendors have suggested the running costs of this pool including chemicals (without any heating) is at around £100 per year, obviously if pool heating was on, the cost would go up.







### Paddock

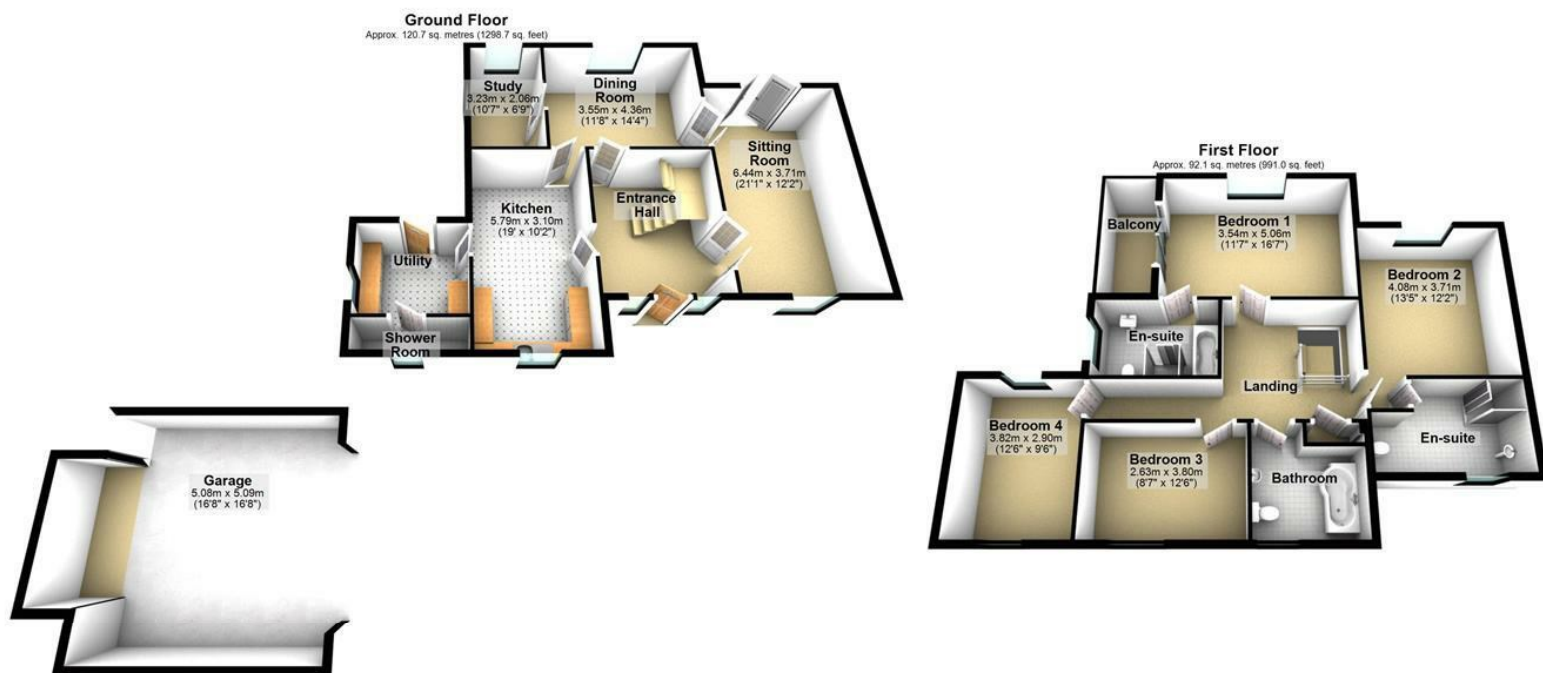
The paddock is fully enclosed to all sides by wooden fencing and has been laid to lawn, well stocked with mature trees and fruit trees, and has fabulous views across the fields and farmland. Gated access from the paddock to the main rear garden.

### Plot









Total area: approx. 212.7 sq. metres (2289.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	