

# LAUREL & WYLDE

E S T A T E   A G E N T S



**21 Berrow Road, Burnham-On-Sea, TA8 2EY**  
**£500,000**

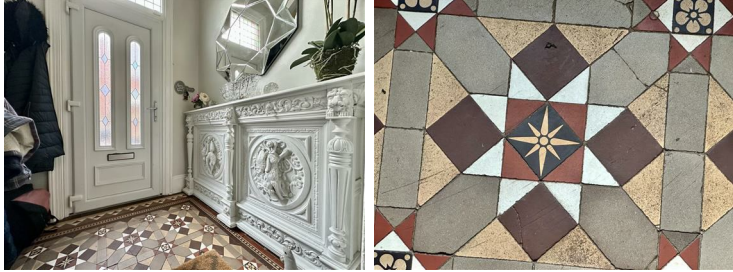
\*\*\* IF BROWSING ON YOUR PHONE, PLEASE CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO \*\*\* SPECTACULAR 5 BEDROOM FAMILY HOME \*\*\* TWO MINUTES WALK FROM THE BEACH \*\*\* ALMOST 2,500 SQ/FT OF ACCOMMODATION \*\*\* MUCH LARGER THAN AVERAGE VICTORIAN SPLENDOR \*\*\* HUGE LIVING ROOM \*\*\* HUGE SITTING ROOM \*\*\* HUGE KITCHEN / DINING & FAMILY ROOM \*\*\* UTILITY ROOM \*\*\* CLOAKROOM \*\*\* FIVE DOUBLE BEDROOMS \*\*\* TWO EN-SUITE SHOWER ROOMS \*\*\* MAIN FAMILY BATHROOM \*\*\* OFF STREET PARKING FOR AT LEAST 5 CARS \*\*\* SIZEABLE REAR GARDEN WITH A REAR VEHICULAR ACCESS \*\*\*



### Entrance Vestibule

Accessed through a leaded decorative uPVC double glazed door with an original leaded stained glass panel over.

With coved ceiling, decorative original floor tiling, a feature, decorative, carved, wooden floor standing wall attachment, original wooden stained glass door with original leaded stained glass panels beside and above, leading through to the main entrance hall.



### Entrance Hall

20'8" x 6'5" (6.30m x 1.96m)

A most spacious entrance hall with coved ceiling, chandelier style ceiling light, stairs leading to the first floor landing, doors to the under-stairs storage cupboard, cloakroom, living room, sitting room and the kitchen / family room. Radiator.



### Cloakroom

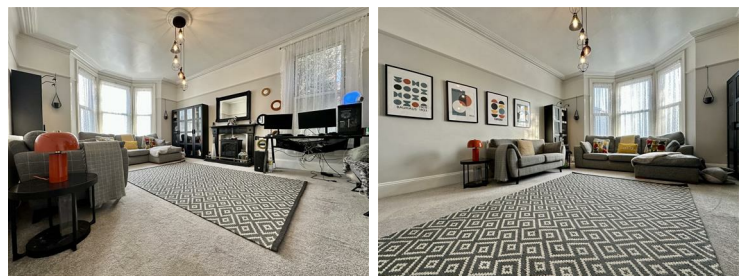
Ceiling light, tiled flooring, extractor fan, low level WC and a wall hung wash hand basin with twin taps.



### Living Room

20'3" max x 15'7" (6.17m max x 4.75m)

An absolutely spectacular front and side aspect room with uPVC double glazed sliding sash windows, coved ceiling, picture rails, ceiling light with a central ceiling rose, radiator, feature fireplace with a tiled hearth, decorative outer surround and a slate mantle.





## Sitting Room

16'8" x 14'9" (5.08m x 4.50m)

A wonderful light and airy front aspect room with uPVC double glazed sliding sash windows, coved ceiling, ceiling light, picture rails, radiator and a feature open brick built fireplace with a tiled hearth and a decorative slate outer surround and mantle.



## Kitchen / Dining & Family Room

30'1" x 13'4" (9.17m x 4.06m)

An absolutely huge rear and side aspect room spanning the entire width of the property with uPVC double glazed sliding sash windows and French Doors leading out to the rear terrace and gardens. There is a further door to the utility room. Fitted with a comprehensive range of base and eye level units with composite worktops over, inset one bowl stainless steel sink with an adjacent drainer and mixer tap, there are inset double ovens, a gas 5-ring hob, recess space for a large American style fridge / freezer, solid oak wooden flooring, two radiators and ample space for a range of living and dining furniture. Two feature hanging lights.

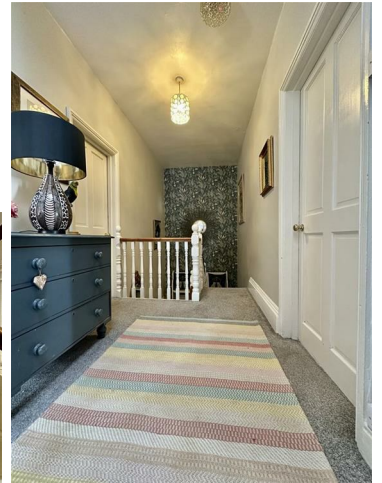






### First Floor Landing

A spacious galleried landing area with three ceiling lights, loft hatch giving access to the roof space, radiator.



### Master Suite

17'3" max x 15'2" max (5.26m max x 4.62m max)

A front aspect room with uPVC double glazed sliding sash windows, coved ceiling, Chandelier style ceiling light, radiator, door to the en-suite shower room.



### Utility Room

13'2" x 7'5" (4.01m x 2.26m)

A rear and side aspect room with uPVC double glazed windows and a uPVC double glazed door leading out to the rear terrace and gardens. With ceiling spotlights, tile effect vinyl flooring, fitted with a range of base and eye level units with granite effect rolled edge worktops, inset one and a half bowl sink with an adjacent drainer and mixer tap, space and plumbing for a washing machine and dishwasher, space for a tumble dryer and an additional under worktop fridge or freezer. Worcester gas fired combination boiler system.





### En-Suite Shower Room

With two feature front facing vertical glass block walls, ceiling light, extractor fan, tiled flooring, vanity units incorporating wash hand basin with a chrome mixer tap, low level WC with a hidden cistern, glazed and tiled shower enclosure with a wall mounted electric shower system over.



### Bedroom Two

15'11" x 14'3" max (4.85m x 4.34m max)

A fabulous size front aspect room with uPVC double glazed sliding sash windows, ceiling light, radiator and with a door to bedroom 5 (currently a sitting room for the second bedroom (suite)).



### Bedroom 5 / Sitting Room

11'3" x 10'9" (3.43m x 3.28m)

A side aspect room with uPVC double glazed sliding sash windows, ceiling light, picture rails, radiator and a door back through to the landing.





### Bedroom Three

13'7" x 12' (4.14m x 3.66m)

A rear aspect room with uPVC double glazed sliding sash windows, ceiling light, radiator.



### Bedroom Four

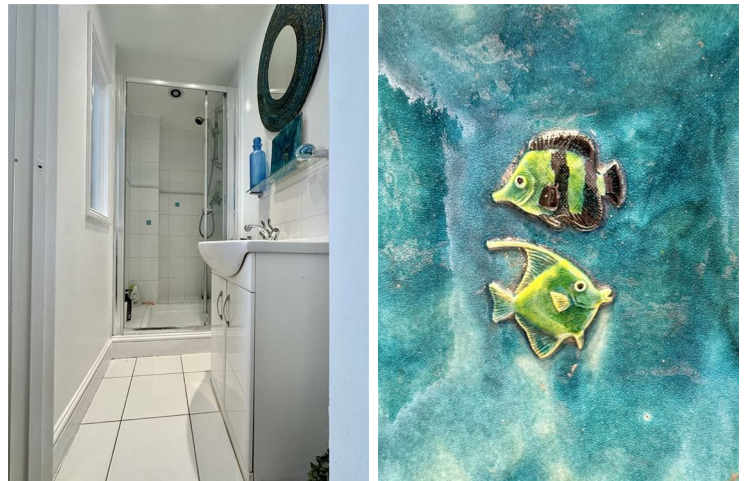
11'9" max 11'5" (3.58m max 3.48m)

A side aspect room with uPVC double glazed sliding sash windows, ceiling light, radiator and a door to the en-suite shower room.



### En-Suite Shower Room

With a ceiling light, extractor fan, tiled flooring, vanity unit incorporating wash hand basin with a chrome mixer tap, glazed and tiled shower enclosure with a wall mounted mains shower system over.



### Family Bathroom

11'6" x 6'2" (3.51m x 1.88m)

A rear aspect room with uPVC double glazed sliding sash windows, ceiling light, tiled flooring, chrome heated towel rail, pedestal wash hand basin with twin taps, large walk in wet room style, glazed and tiled shower enclosure with a wall mounted mains shower system over.





area by the front door ideal for bin storage etc. There is outside security lighting and cameras and Ohme car charging point.,

The rear garden has been laid mostly for low maintenance with a mixture of block paving, shingled stone and pebble, there are a range of flower and shrub beds and borders throughout, there is a rear vehicular access and a hard-standing with a large timber summer house / outbuilding.



### Cloakroom

A separate cloakroom off the landing with a side aspect uPVC double glazed sliding sash windows, vanity units incorporating wash hand basin with a chrome mixer tap over, low level WC.



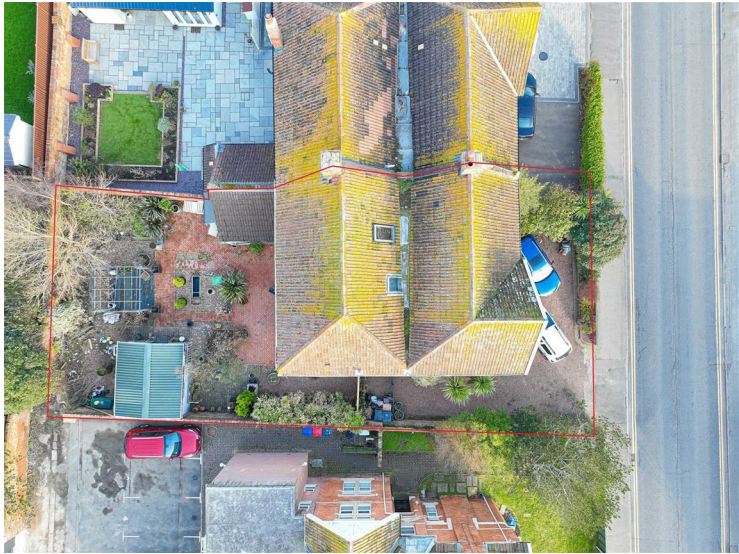
### Outside

Outside to the front of the property there is off street parking for at least 5 cars with a range of flower and shrub beds and borders. There is a picket fence enclosed

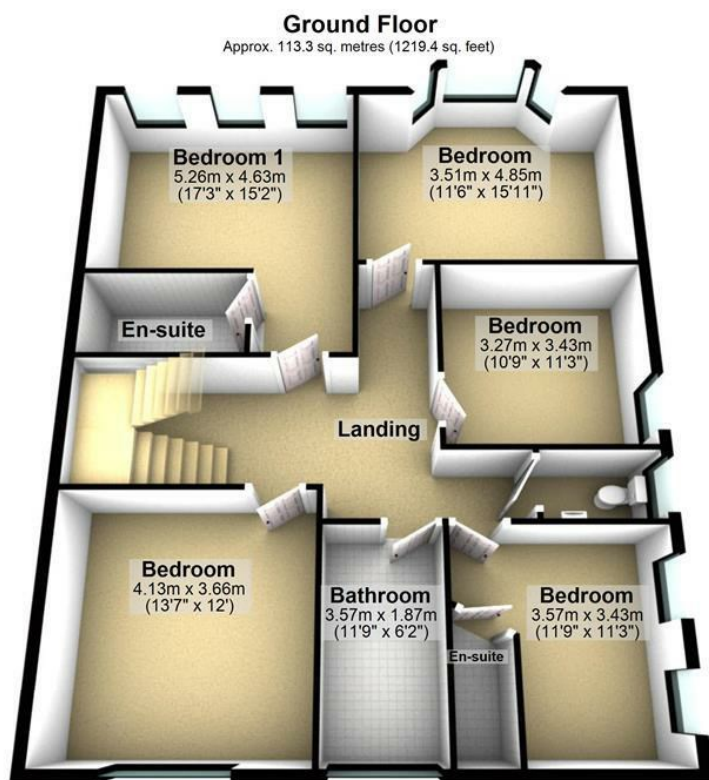
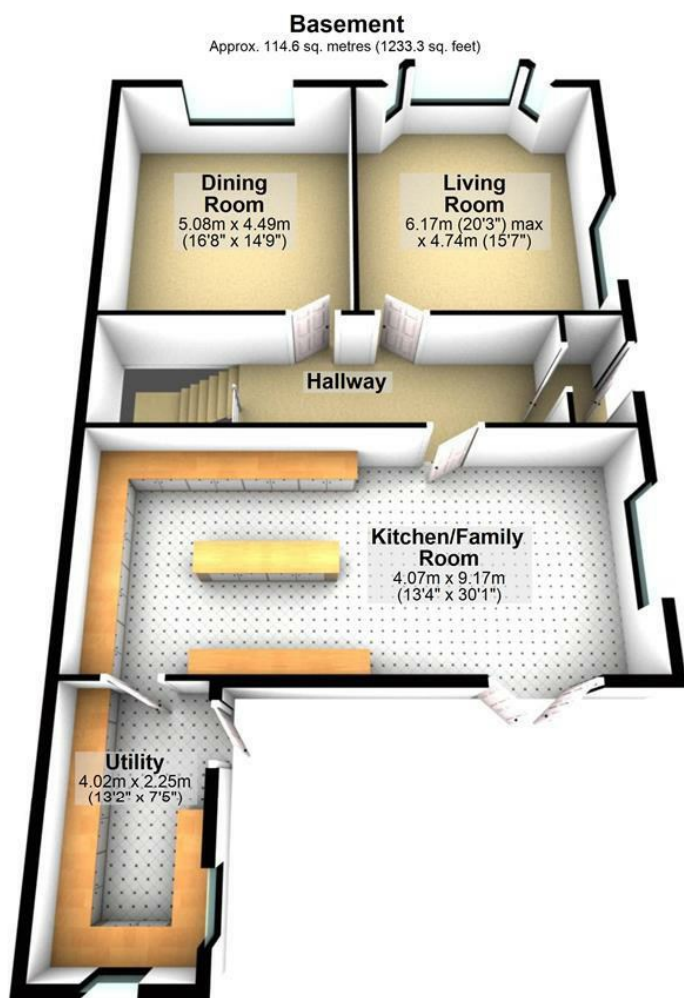




Plot and Location







Total area: approx. 227.9 sq. metres (2452.7 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		
England & Wales	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		
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