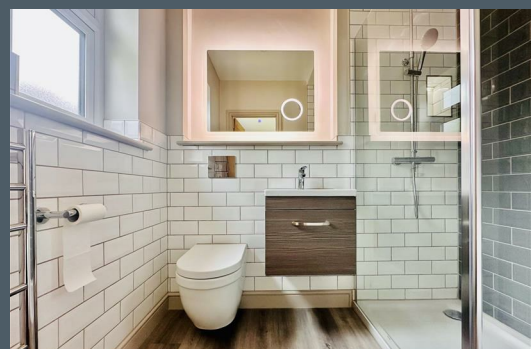


LAUREL & WYLDE

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



1 Springfield Drive, Wedmore, BS28 4BT £595,000

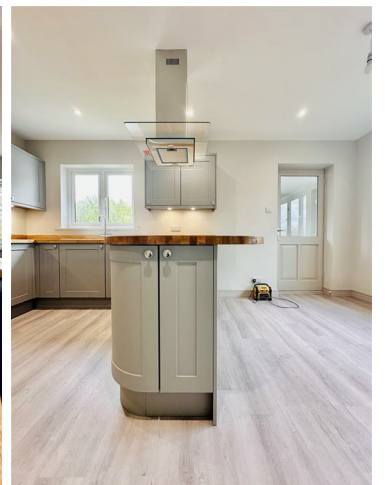
*** SPECTACULARLY RENOVATED / MODERNISED / UPGRADED AND IMPROVED DETACHED BUNGALOW *** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO ***
DOUBLE ASPECT LIVING ROOM *** BEAUTIFUL KITCHEN / DINING & FAMILY ROOM WITH A PANTRY OR UTILITY CUPBOARD OFF *** SEPARATE UTILITY ROOM *** TWO DOUBLE BEDROOMS WITH TWO STUNNING EN-SUITES (WITH RECESSED ALCOVES HIDDEN LED LIGHTING AND BLUETOOTH SPEAKER & HEATED MIRRORS *** SEPARATE CLOAKROOM OFF THE HALLWAY *** AMPLE STORAGE *** LANDSCAPED GARDENS *** DECENT GARAGE *** OFF STREET PARKING *** NO ONWARD CHAIN ***

Entrance Hall

Accessed through an obscure UPVC double glazed door with matching side panel, loft hatch giving access to the roof space with extendable ladder, wood effect vinyl flooring, radiator, doors to the living room, kitchen/diner/family room, cloakroom, bedrooms one, two, and a useful storage cupboard.

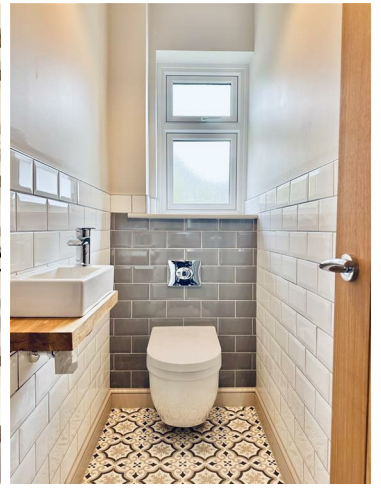
Living Room

A lovely light an airy front and side aspect room with double glazed window, ceiling light, two radiators, fireplace opening for a floor standing log burner with a slate hearth.



Kitchen/Diner/Family Room

A front and side aspect room with UPVC double glazed windows, ceiling spotlights, wood effect vinyl flooring, glazed double door leading to utility room, and door leading to useful Utility cupboard with ceiling light, power point and space and plumbing for washing machine. Kitchen has been fitted with a range of base and eye level units with square edge work surfaces, inset one bowl sink with adjacent drainer and mixer tap, integrated oven with a four ring induction hob, stainless steel and glazed extractor hood over, integrated dishwasher, fridge and freezer, ample space for dining table and chairs.



Bedroom One

A front aspect room with double glazed windows, two ceiling lights, radiator, door to the en-suite shower room.



Utility

A rear and side aspect room with a UPVC double glazed window and glazed door leading out to the garden, ceiling light, wood effect vinyl flooring, radiator, square edge work surfaces, splashbacks, one bowl sink. Ample cloak hanging space and space and plumbing for washing machine.



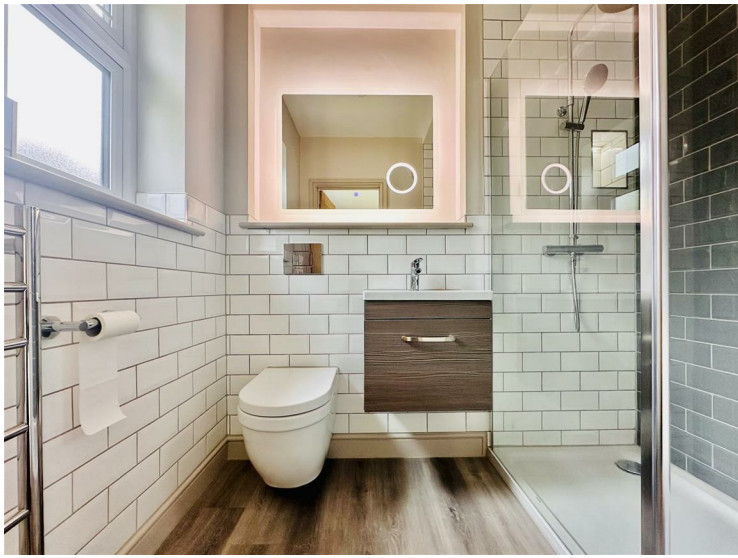
En-Suite

Ceiling spotlights, extractor fan, hidden recessed LED lighting and shelving, low level WC, wash hand basin with chrome mixer tap, large glazed and tiled shower enclosure with a wall mounted over head and hand held mains shower system. Also a feature heated Bluetooth music mirror/light.



Cloakroom

A part tiled rear aspect room with an obscure UPVC double glazed window, ceiling light, chrome heated towel rail, low level WC, wash hand basin with chrome mixer tap over.



Rear Garden



Bedroom Two

A rear aspect with double glazed windows, two ceiling lights, radiator, door to the en-suite shower room.



Plot

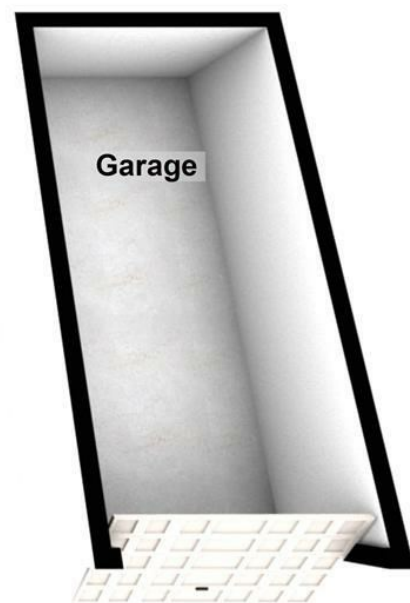
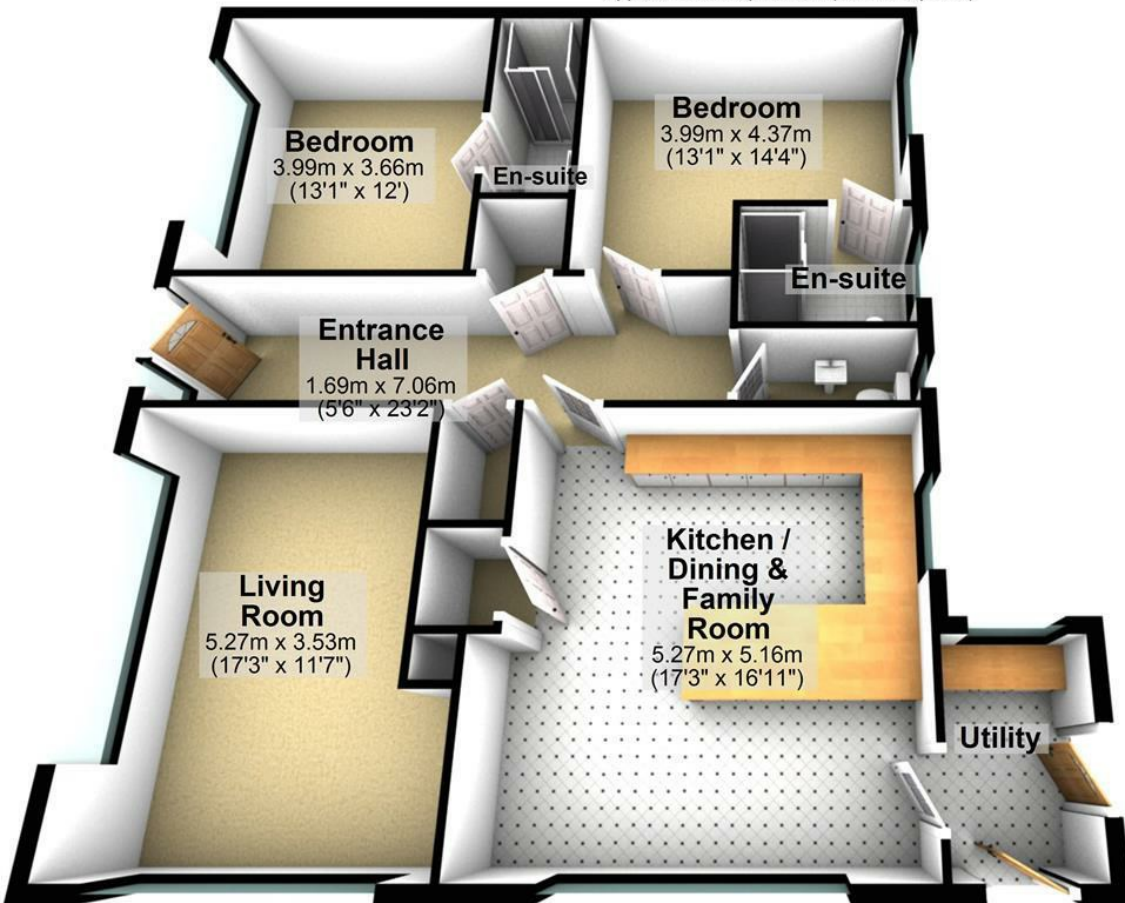
En-Suite Shower Room

A rear aspect obscure double glazed window, ceiling spotlights, extractor fan, hidden recessed LED lighting and shelving, low level WC, wash hand basin with chrome mixer tap, large glazed and tiled shower enclosure with a wall mounted over head and hand held mains shower system. Also a feature heated Bluetooth music mirror/light.



Ground Floor

Approx. 123.9 sq. metres (1334.0 sq. feet)



Total area: approx. 123.9 sq. metres (1334.0 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	