



The Laurels Wick Lane

Brent Knoll, TA9 4BU

Price £515,000



PROPERTY DESCRIPTION

Attractive individual detached house set at the end of its own long private gated driveway with the benefit of having an air source heat pump, owned solar panels and is offered in excellent order throughout. The property must be seen to be fully appreciated.

Entrance hall* lounge* sitting room/ground floor bedroom* kitchen/dining/family room* utility room* cloakroom* two first floor bedrooms* bathroom* gardens* immaculate condition* must be seen.



Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		91	
(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			

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc double glazed obscured door with matching side panel to the:

Entrance Hall

Engineered Oak flooring, spotlights, upvc double glazed window to the rear and stairs rising to the first floor. Understair storage cupboard.

Lounge

15'2" x 14'4" (4.63 x 4.39)

Engineered Oak flooring, feature wood burner, upvc double glazed window.

Sitting Room/Ground Floor Bedroom

14'4" maximum x 10'3" (4.38 maximum x 3.13)

Engineered Oak flooring, upvc double glazed window.

Kitchen/Dining/Family Room

21'10" x 16'5" (6.68 x 5.02)

Fitted with an extensive range of high quality wall and floor units with dual fuel range cooker with extractor hood over, integrated eye level oven with microwave over, one and a half bowl drainer sink unit, integrated dishwasher, larder fridge, large freezer, wine cooler, engineered Oak flooring, pantry style unit, feature bi-fold doors opening to the garden.

Utility Room

7'2" x 5'1" (2.19 x 1.55)

Fitted with a range of wall and floor units to incorporate single drainer sink unit, plumbing for automatic washing machine, space for tumble dryer, recessed spotlights, feature engineered Oak flooring.

Cloakroom

5'6" x 4'4" (1.70 x 1.33)

Comprising close coupled w.c., vanity wash hand basin with cupboards below, engineered Oak flooring, heated towel rail, extractor fan, upvc double glazed obscured window.

First Floor Landing

Double glazed Velux window, built in storage cupboard, walk-in airing cupboards.

Bedroom 1

20'2" maximum x 15'0" maximum (6.15 maximum x 4.59 maximum)

Double glazed bay window, walk-in wardrobe, storage cupboard.

Bedroom 2

18'4" maximum x 14'4" maximum (5.61 maximum x 4.38 maximum)

Range of built in wardrobes with hanging and shelving space. Built in drawers.

Bathroom

13'10" x 7'6" (4.22 x 2.29)

Comprising panelled bath, large shower cubicle, vanity wash hand basin with cupboards below, two double glazed Velux windows, close coupled w.c., built in storage cupboard.

Outside

The property is accessed via a five bar gate and long driveway measuring approximately 90ft in length.

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The property is set behind mature laurel hedging offering a good degree of privacy.

There are gardens to the front, side and rear.

The gardens are laid for ease of maintenance with shed with artificial lawned area to the rear and natural lawned boundary to the left hand side, Outside tap and outside light.

Description

The property is in the highly sought after village of Brent Knoll within easy reach of the M5 and the A38 giving access to Bristol International Airport and the city centre beyond.

The village has a range of facilities including a primary school, 14th century church, village hall, community convenience store and very popular village public house.

This attractive detached property was converted and extended from a former outbuilding in 2015 and offers well proportioned, highly flexible living accommodation.

The property is set at the end of its own private driveway in a tucked away location offered in excellent order throughout and benefits from air source heat pump, water harvester and solar panels making the property efficient to run and environmentally friendly.

An early application to view is strongly recommended by the vedors selling agents.

Directions

At the roundabout at the M5 junction22 take a left turn signposted Bristol Airport/Weston-super-Mare and after approximately half a mile turn left into Brent Street. Continue to the end of Brent Street passing the village school and Red Cow public house and at the junction turn right into Station Road. Proceed down Station Road which in turn becomes Burton Row. Proceed down Burton Row and Wick Lane will be found on the left hand side. Proceed down Wick Lane and the property will be found further along on the right hand side.

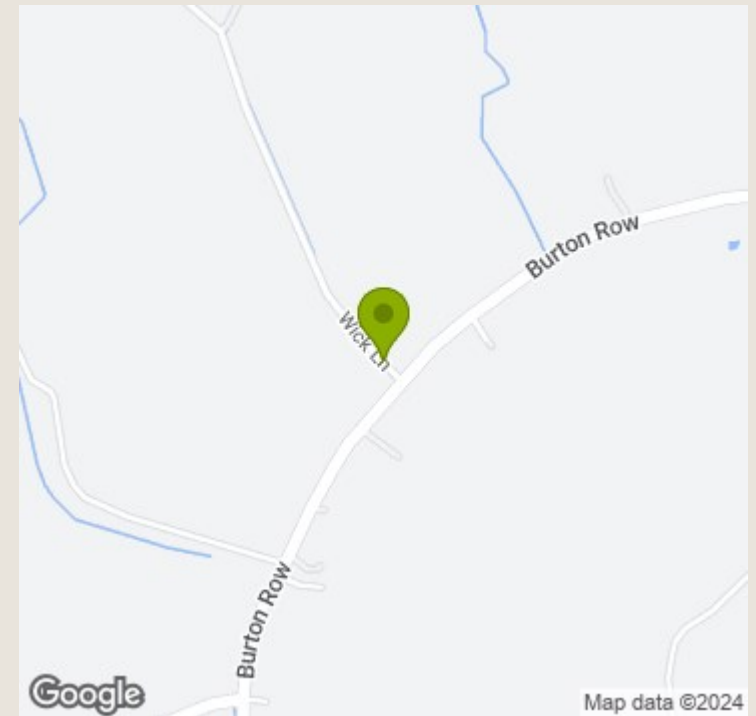








Total area: approx. 162.6 sq. metres (1750.5 sq. feet)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

