



BERRYMAN'S  
01278 793700  
FOR SALE

Greenfields Wickham Way

East Brent, TA9 4JB

Price £590,000

 **BERRYMAN'S**

# PROPERTY DESCRIPTION

Extended detached house set over three storey's with four bedrooms to the first floor and two additional rooms to the second floor suitable for numerous alternative uses to include large playroom, cinema room etc. set in an attractive mature plot siding and backing onto agricultural land and enjoying an aspect towards Brent Knoll to the rear.

The property is set in a sought after village location within the Kings of Wessex Academy catchment area making an early application to view essential.

Lounge\* dining room/office\* large family dining/sitting room\* conservatory with wood burner\* utility room\* four first floor bedrooms\* master en suite shower room\* family bathroom\* two second floor rooms\* gas central heating\* double glazed windows\* solid Oak internal doors\* garage with home office/gym off\* attractive enclosed gardens to the rear\* highly sought after residential location. Must be seen.

## Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		74	
(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)

Double glazed entrance door to the:

### Imposing Entrance Hall

With stairs rising to the first floor. Understair storage cupboard with solid Oak door and feature flooring.

### Cloakroom

Close coupled w.c., vanity wash hand basin with cupboards below. Solid Oak door.

### Lounge

15'5" x 12'2" (4.72 x 3.73)

Two double glazed windows to the front and two double glazed windows to the side. Wall light points, feature flooring, solid Oak door, feature fire surround with wood burner.

### Dining Room/Office

15'1" x 7'11" (4.60 x 2.43)

Two double glazed windows to the front, feature flooring. Solid Oak door.

### Kitchen/Dining/Sitting Room

#### Kitchen Area

13'1" x 11'10" (4.01 x 3.63)

Fitted with an extensive range of wall and floor units with granite roll edge worktops, inset one and a half bowl drainer sink unit, integrated dishwasher, double oven, five ring gas hob with splashback and extractor hood over, integrated fridge, integrated freezer, Indian slate tiled floor, double glazed window to the rear. Solid Oak door.

### Family Room/Sitting Room Area

11'8" x 7'10" (3.56 x 2.40)

Recessed spotlights, solid Oak door, Indian slate tiled floor and wide opening to the:

### Conservatory

13'10" x 9'5" (4.22 x 2.89)

The conservatory has a heat saving real roof, Indian slate tiled floor and feature wood burner. Double glazed door to outside.

### Utility Room

8'5" x 4'7" (2.57 x 1.40)

Range of units with worktop, single drainer sink unit, plumbing for automatic washing machine, space for fridge/freezer, wall mounted gas boiler supplying domestic hot water and radiators. Indian slate tiled floor, double glazed window to the rear, solid Oak door and integral solid Oak door to the garage.

## First Floor Landing

Stairs rising to the second floor. Airing cupboard with solid Oak door, double glazed window to the front.

### Bedroom 1

13'1" x 12'11" (4.01 x 3.94)

Two double glazed windows to the rear. Built in wardrobe and solid Oak door.

### En Suite Shower Room

8'5" x 4'11" (2.59 x 1.51)

Comprising good sized shower enclosure, wall mounted shower, close coupled w.c. with concealed cistern, vanity wash hand basin with cupboards below, double glazed obscured window to the side and solid Oak door.

### Bedroom 2

12'9" x 10'0" (3.91 x 3.05)

Built in wardrobe, solid Oak door and two double glazed windows to the rear.

### Bedroom 3

13'1" x 8'2" (4.01 x 2.51)

Built in wardrobes, solid Oak door and two double glazed windows to the front.

### Bedroom 4

9'3" x 8'2" (2.82 x 2.49)

Double glazed window to the front. Built in wardrobe and solid Oak door.

### Family Bathroom

9'3" maximum x 6'7" (2.84 maximum x 2.03)

Fitted with a suite comprising P shaped panelled bath with mixer tap and shower attachment and shower screen. Close coupled w.c., vanity wash hand basin with cupboards below. Solid Oak door.

## Second Floor Landing

Upvc double glazed Velux window to the rear. Access to eaves storage.

### Cinema Room/Bedroom 5

18'6" x 11'7" (5.64 x 3.54)

Upvc double glazed Velux windows to the rear, solid Oak door and access to eaves storage with solid Oak door.

This room is currently used as a cinema room/playroom.

# PROPERTY DESCRIPTION

At the end of the room we understand there is plumbing in place for an en suite shower room should it be required. There is a hand wash basin in situ giving the potential to create a master suite.

## Dressing Room/Bedroom 6

11'6" x 7'1" (3.53 x 2.18)

Upvc double glazed Velux to the rear, solid Oak door, spotlights, eaves storage with solid Oak door.

## Outside

To the side of the property is off street parking for one vehicle leading to the:

## Garage

20'4" x 9'9" (6.21 x 2.99)

With up and over door, light and power. Door to the rear garden and door to:

## Home Office/Gym

10'9" x 7'8" (3.29 x 2.36)

Window to the rear.

## Rear Garden

Enclosed with good sized patio area, decking, good sized area of artificial lawn.

The garden enjoys a good degree of privacy with an aspect towards Brent Knoll.

The gardens are a particular feature of the property making a full inspection essential.

## Description

The property is situated in the highly sought after village of East Brent which is conveniently situated for the M5 motorway and the main A38.

The village of East Brent is within the catchment of the Kings of Wessex school in Cheddar.

The property is an attractive detached house situated in a prime plot enjoying an attractive garden to the rear with aspect towards the lower slopes of Brent Knoll and agricultural land to the side.

The property itself offers highly flexible accommodation set over three floors with up to six bedrooms making the property suitable for those with an independent teenager or dependent relative etc. The property is fitted with many quality fittings including solid Oak internal doors, wood burner in the conservatory and Indian slate tiled floors to the kitchen/dining/sitting room, conservatory and utility room with the conservatory also benefiting from a heat saving real roof.

An early application to view this attractive home is strongly recommended by the vendors selling agents.

## Directions

From the Motorway junction 22 roundabout proceed north signposted Weston-Super-Mare and continue along the A38 and at the next roundabout take a left fork signposted Weston-Super-Mare.

At the traffic lights take the left turn into Brent Road passing the village green on the right hand side and taking a left turn into Wickham Way. Proceed down Wickham Way and the property will be found towards the end of the road on the right hand side.

## Material Information

- Mains gas, electric and water at the property.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>









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

**01278 793700**

[sales@berrymansproperties.net](mailto: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 £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

