



Donstan Road

Highbridge, TA9 3LA

Price £485,000



# PROPERTY DESCRIPTION

An exceptional greatly extended, upgraded and improved detached house set in a good sized plot offering beautifully appointed living accommodation with stunning kitchen/dining/family room extension to the rear with bi-fold doors opening to the rear garden. A full inspection is absolutely essential.

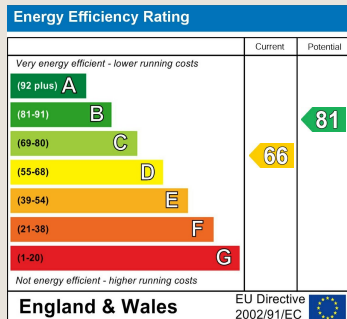
Entrance hall\* lounge\* sitting room/bedroom4\* open plan kitchen/dining/family room\* utility room\* ground floor bathroom\* three first floor bedrooms\* master with freestanding bath\* family shower room\* upvc double glazed windows\* gas central heating\* re-wired\* re-plumbed\* re-roofed\* garage\* gated off street parking for numerous vehicles\* large sunny aspect garden to the rear with home office.

## Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Feature storm canopy gives access to the composite door opening to the:

### Entrance Hall

Laminate flooring. Stairs to first floor.

### Lounge

13'0" x 7'10" (3.97 x 2.41)

Feature recessed wood burner with mantel over, upvc double glazed windows to the front and side.

### Sitting Room/Bedroom 4

13'0" x 9'11" (3.98 x 3.04)

Upvc double glazed window to the front and laminate flooring.

### Open Plan Kitchen/Dining/Family Room

27'2" x 11'9" (8.29 x 3.60)

The kitchen area is beautifully fitted with an extensive range of wall and floor units to incorporate eye level double oven, electric hob with extractor over, integrated fridge/freezer, dishwasher and central island with cupboards under and breakfast bar. Upvc double glazed window to the rear and upvc double glazed bi-fold doors opening onto a large feature patio area within the garden.

### Inner Hallway

Accessed from the main hallway and giving access to the:

### Utility Room

5'8" x 4'3" (1.73 x 1.32)

Wood block worktops, larder unit and plumbing for automatic washing machine. Space for tumble dryer and upvc double glazed window to the side.

### Ground Floor Bathroom

6'7" x 5'8" (2.02 x 1.75)

Comprising panelled bath, close coupled w.c. with concealed cistern, feature natural wood shelf with freestanding ceramic sink, tiled walls and sliding door giving access to the gas combination boiler supplying domestic hot water and radiators.

### First Floor Landing

12'11" x 5'10" (3.94 x 1.80)

Access to roof space via ladder. Upvc double glazed window to the rear.

### Bedroom 1

12'9" x 10'9" (3.89 x 3.30)

Upvc double glazed windows to the front and side.

Feature freestanding bath with freestanding tap and shower attachment.

### Bedroom 2

12'7" x 10'7" (3.86 x 3.23)

Upvc double glazed windows to the front and rear and range of built in wardrobes and drawers.

### Bedroom 3

9'3" x 6'5" (2.84 x 1.98)

Upvc double glazed window to the side.

### Shower Room

9'3" x 6'2" (2.84 x 1.88)

Fitted with an attractive suite comprising large low access shower with rain head and hand held shower, wall mounted vanity unit with ceramic bowl and close coupled w.c. with concealed cistern. Heated towel rail, tiled walls, extractor fan and upvc double glazed window to the rear.

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## Outside

To the front of the property is a boundary wall with a five bar gate giving access to the front of the property laid to decorative stone offering off street parking for numerous vehicles leading to the:

## Detached Garage

14'11" x 8'10" (4.56 x 2.70)

With remote roller door, power and light.

To the left hand side of the property is a gate giving access to the:

## Rear Garden

Large patio area, good sized lawn area with borders containing shrubs and bushes.

Located to the rear of the garden is the:

## Purpose Built Home Office

13'1" x 13'1" (4 x 4)

Insulated with light, power and data cable feed. Sliding patio door.

## Description

This stunning detached house has been substantially upgraded and improved to offer well planned beautiful accommodation that must be seen to be fully appreciated.

The property briefly comprises entrance hall, lounge, sitting room/ground floor bedroom 4 with large open plan beautifully appointed kitchen/breakfast/dining/family room extension to the rear with bi-fold doors overlooking the rear garden. There is a utility room and ground floor bathroom and to the first floor there are three good sized bedrooms and family shower room.

The property has undergone a scheme of modernisation works to include a new roof,

re-rendered, new windows, new central heating system, re-wired as well as a new garage with gated area of off street parking for numerous vehicles.

To the rear of the property is a sunny aspect garden with good sized home office with light and power and data cabling.

## Directions

At the roundabout at the M5 junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco supermarket take the first exit onto Frank Foley Parkway. Proceed along Frank Foley Parkway and at the net roundabout take the first exit into Worston Road. Proceed down Worston Road bearing right into Donstan Road. The property will then be found on the right hand side.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- No Flooding in the last 5 years
- 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:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

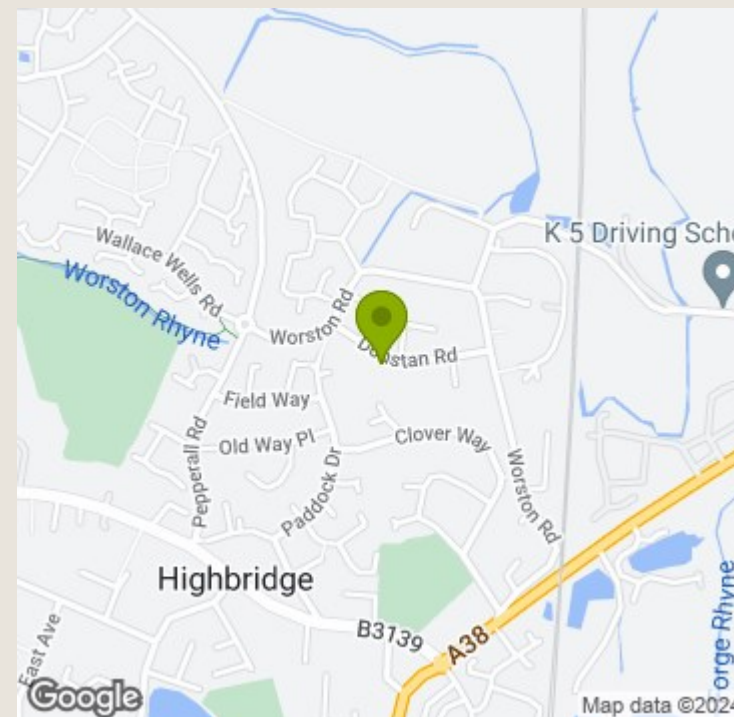
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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.
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