



Cherry Hay, 26 Alstone Lane

West Huntspill, TA9 3DS

Price £450,000



PROPERTY DESCRIPTION

A deceptively sized, greatly extended and improved three bedroom detached bungalow with superb open plan kitchen/breakfast/dining room situated in a highly sought after residential location in the popular village of West Huntspill.

Must be seen to be fully appreciated.

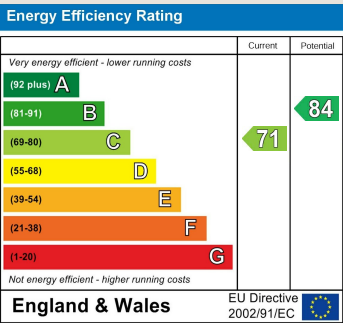
Entrance porch* large reception hall* lounge* open plan luxury kitchen/breakfast/dining room* cloakroom* three bedrooms* master en suite shower room* family bathroom* recently installed upvc double glazed windows* gas central heating* garage* gated off street parking for numerous vehicles* attractive enclosed garden to the rear with large summerhouse/potential home office. Excellent decorative order throughout.

Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Composite door with obscure glazed panel with matching side panels to the:

Entrance Porch

6'10" x 6'2" (2.09 x 1.89)

Karndean flooring, further upvc double glazed door to the:

Reception Hall

Built in floor to ceiling storage cupboards, Karndean flooring.

Lounge

22'0" maximum x 11'7" (6.72 maximum x 3.54)

Upvc double glazed window to the front, upvc double glazed French doors opening to the rear. Chimney breast with recess for fire.

Open Plan Kitchen/Breakfast/Dining Room

Kitchen Area

18'8" x 11'1" (5.7 x 3.4)

Comprehensively fitted with a range of wall and floor units with complementing worktops, integrated dishwasher, washing machine, fridge/freezer, microwave and range cooker with extractor hood over. Unit underlighters, large central island with storage and integrated wine fridge. Karndean flooring and upvc double glazed window. Upvc door to the rear garden.

Dining Area

12'5" x 9'6" (3.80 x 2.90)

Upvc double glazed window to the front. Karndean flooring.

Cloakroom

Close coupled w.c., pedestal wash hand basin, extractor fan.

Lobby Area

Accessed from the kitchen and giving access to the garage.

Bedroom 1

10'9" x 9'2" (3.3 x 2.8)

Upvc double glazed window to the rear. Door to the:

En Suite Shower Room

Comprising shower enclosure, vanity wash hand basin with cupboards below and close coupled w.c. Upvc double glazed window to the side and extractor fan.

Bedroom 2

11'9" x 11'9" (3.6 x 3.6)

Upvc double glazed French doors opening to the rear garden. Upvc double glazed window to the side.

Bedroom 3

10'9" x 7'10" (3.3 x 2.4)

Upvc double glazed window to the side.

Bathroom

7'8" x 5'10" (2.36 x 1.8)

Comprising panelled bath with hand held and rainhead shower, vanity wash hand basin with cupboards below, close coupled w.c., heated towel rail and Karndean flooring.

Outside

To the front of the property is a boundary hedge with two gates opening to a block pavier driveway offering off street parking for numerous vehicles.

Garage

12'3" x 7'2" (3.75 x 2.20)

Two metal opening doors.

The garage is currently used as storage with wall and floor units, light and power. Gas boiler supplying domestic hot water and radiators.

PROPERTY DESCRIPTION

Rear Garden

Gates either side of the property lead to the rear garden which is of a good size with a large patio/entertaining area which leads to :

Summerhouse

11'9" x 8'6" (3.59 x 2.60)

Offers great potential as a home office should it be required.

To the left hand side of the bungalow is an area of decorative stone and to the right hand side a further area of decorative stone which is a useful drying area.

The main garden area is laid to lawn with borders containing shrubs and bushes and enjoys an attractive aspect to the rear. Outside tap and outside light.

Description

This attractive detached bungalow has been greatly extended, upgraded and improved over the years to offer well planned, beautifully appointed living accommodation with a new roof, guttering and fascia's all replaced in the last 3 years. There is also a fully insulated loft space.

The property briefly comprises entrance porch, large entrance hall with useful storage cupboards, large lounge with front and rear aspect, beautifully appointed kitchen/breakfast/dining room with cloakroom off, there are three bedrooms with the master having an en suite shower room and there is a family bathroom.

There is recently installed upvc double glazed windows and replacement external doors, high quality flooring throughout, gas central heating, garage, gated off street parking, good sized garden to the rear with a summerhouse which could make a home office should it be desired.

The property is offered in excellent decorative order throughout making a full inspection essential.

Directions

From Burnham-on-Sea proceed through the town of Highbridge into the village of West Huntspill. Turn right into Alstone Lane. Proceed down Alstone Lane and the property will 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:

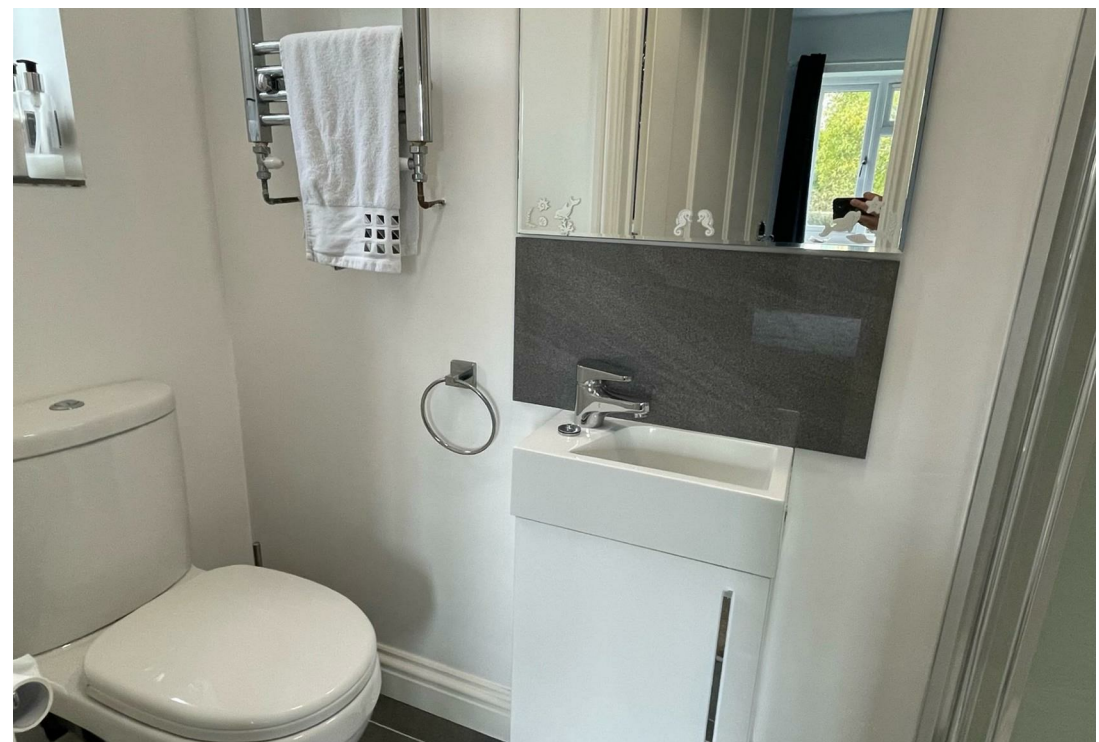
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

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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:
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