



Nettlefield, 184 Berrow Road

Burnham-On-Sea, TA8 2JE

Price £600,000



PROPERTY DESCRIPTION

A beautifully presented, double fronted, detached, family home, situated in a non-estate location to the north of Burnham on Sea town centre and beach.

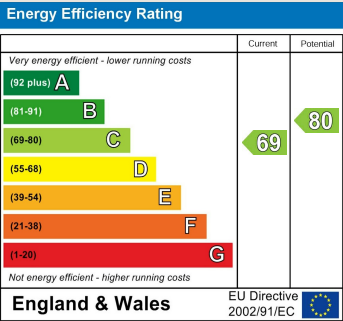
Entrance hall* Sitting room with bay window* Garden room* Lounge with dual aspect bay windows* Dining room* Modern, fitted breakfast kitchen* Utility room* Rear porch* Modern cloakroom* Four double bedrooms (master en suite)* Family bathroom with bath and separate shower cubicle* Gas fired central heating* Double glazing* Double garage* Extensive driveway parking* Extensive, mature, well stocked gardens to front, side and rear* Must be viewed internally to be fully appreciated.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Open fronted covered veranda with three attractive Oak pillars, double glazed entrance door to the:

Entrance Hall

With obscured leaded light double glazed window, stairs rising to the first floor, radiator, attractive wooden flooring and door to the:

Cloakroom

5'6" x 3'1" (1.69 x 0.94)

With white suite comprising low level w.c., wall mounted wash hand basin, radiator, half tiled walls, extractor fan and wooden flooring.

Sitting Room

15'10" maximum x 10'11" (4.83 maximum x 3.35)

Feature arched recessed shelving either side of the fireplace with electric fire and marble effect hearth and wooden mantel surround, two radiators, double glazed leaded light bay window to the front, wooden flooring, double multi pane doors to the:

Garden Room

10'4" x 9'5" (3.17 x 2.88)

Tiled floor, dual aspect double glazed windows overlooking the front and side gardens and double glazed door and two side panels to the rear garden.

Lounge

16'5" maximum x 14'11" maximum (5.01 maximum x 4.55 maximum)

Feature inset log effect gas fire, radiator, two bay windows with leaded light double glazed units overlooking the front and side.

Dining Room

13'11" maximum x 12'5" (4.25 maximum x 3.81)

Attractive wooden glazed fronted cabinet set into recess, radiator, double glazed leaded light window overlooking the side, wooden flooring, tiled fireplace recess.

Breakfast/Kitchen

13'9" x 10'3" (4.21 x 3.14)

Fitted with a range of modern grey fronted units with matching wall mounted cupboards and contrasting worktops over. Integrated fridge/freezer, integrated dishwasher, range style cooker with six ring gas hob and two gas ovens, grill and warming drawer with extractor hood over, tiled floor, space for breakfast table, radiator, double glazed leaded light window overlooking the side gardens. Half multi pane glazed door to the:

Utility Room

5'9" x 5'1" (1.76 x 1.56)

Tiled floor, fitted airing cupboard with radiator, single drainer sink unit, space for washing machine and tumble dryer and double glazed leaded light window overlooking the rear garden. Door to rear garden.

First Floor Landing

Access to roof space.

Master Bedroom

12'5" maximum x 12'3" (3.80 maximum x 3.75)

Two double fitted wardrobes and fitted further shelved cupboard, radiator, double glazed leaded light windows overlooking the front garden.

En Suite Shower Room

7'3" maximum x 4'0" (2.23 maximum x 1.24)

Fitted with a modern white suite comprising pedestal wash hand basin, low level w.c., recessed shower cubicle with wall mounted shower and glazed screen, tiled walls, heated towel rail and obscured double glazed leaded light window.

Bedroom 2

12'5" x 12'4" (3.80 x 3.77)

Dual aspect double glazed leaded light windows to the front and side, double radiator, feature fireplace with tiled hearth, built in double wardrobe and built in storage cupboard to recess.

Bedroom 3

12'9" x 9'6" plus door recess (3.90 x 2.92 plus door recess)

Built in double wardrobe, radiator, feature fireplace with tiled hearth, double glazed leaded light window to the side.

Bedroom 4

10'5" x 9'3" plus door recess (3.19 x 2.84 plus door recess)

Double glazed leaded light window overlooking the rear garden and enjoying views to Crooks Peak and the Mendips in the distance. Built in shelved storage.

Family Bathroom

10'5" x 5'10" plus shower alcove (3.20 x 1.78 plus shower alcove)

Comprising white suite of panelled bath, vanity wash hand basin with cupboards below, low level w.c., recessed shower cubicle with wall mounted shower and glazed door. Contrasting tiling to splashbacks, towel rail, further radiator and obscured double glazed leaded light window.

PROPERTY DESCRIPTION

Outside

The property is approached via double metal gates giving access to a large gravelled area providing parking for numerous vehicles and leading to the:

Double Garage

19'0" x 16'11" (5.81 x 5.18)

With metal up and over door, light, power and eaves storage. Personal door to the driveway with external security lighting.

To the rear of the garage five bar wooden gate gives access to an area suitable for storage.

Gardens

The gardens surround the property and are a particular feature with the garden area to the front being mainly laid to lawn with surrounding flower and shrub borders. Mature Copper Beech tree and enclosed by wooden fencing and brick walling giving a high degree of privacy. The gardens continue to the side of the property with further deep mature planted borders and an area of patio and gravelled area with greenhouse. The rear garden is mainly laid to lawn with mature borders, central border with Magnolia tree and further mature Magnolia tree. Garden shed for storage, further areas of lawn, two mature evergreen trees. The gardens are surrounded by timber fencing.

Description

Situated to the north of Burnham-On-Sea town centre and beach, this beautifully presented, detached house offers exceptional living accommodation. With its striking double fronted design, convenient location being within easy reach of local, High Street amenities and proximity to the beach an early inspection to view is recommended.

Boasting three reception rooms, garden room, modern, fitted breakfast kitchen and four spacious bedrooms, this residence provides ample space for a growing family. The mature gardens surrounding the house are well-stocked and mature and the detached, double garage and driveway provides ample parking.

In summary, this detached house on Berrow Road, combines modern living with the charm of a well-established neighbourhood. Whether you are looking to settle down or invest, this property is sure to impress. Do not miss the opportunity to make this house your new home.

Directions

From the Burnham on Sea town centre, proceed in a northerly direction onto the Berrow Road, passing the inland lighthouse on the left hand side and Apple Green garage on the right. Continue on where the property can be found on the right hand side on the corner of Berrow Road and Oak Tree Place.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- Tree preservation orders on two Copper Beech trees
- 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

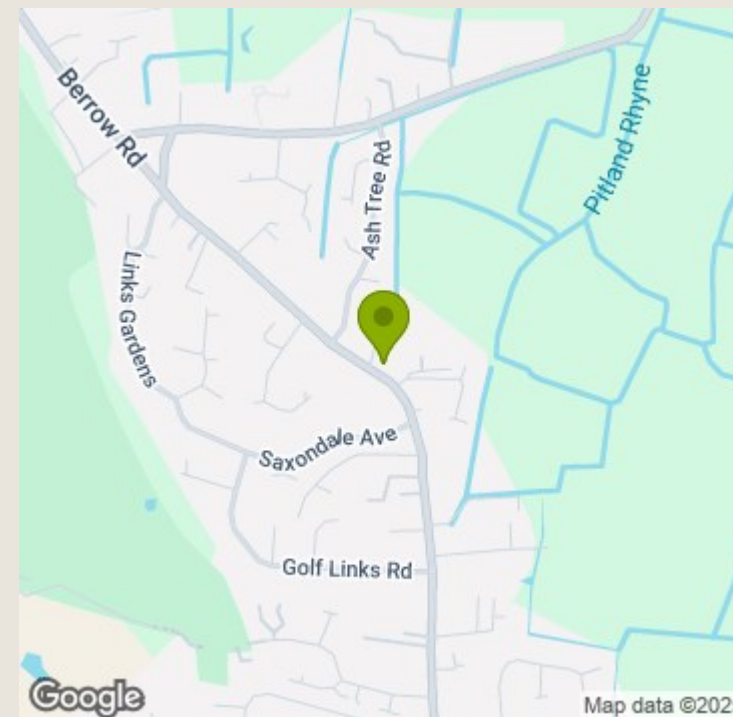








Total area: approx. 170.9 sq. metres (1839.5 sq. feet)



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. Berryman's 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, Tamlyn's & Sons up to 120 inc VAT

