



59 Conway Crescent

Burnham-On-Sea, TA8 2UW

Offers Over £500,000



PROPERTY DESCRIPTION

Exceptional 4-Bedroom Detached Family Home on Conway Crescent, Burnham-on-Sea

Entrance porch* entrance hall* lounge* superb kitchen/dining room with bi-fold doors to the rear garden* utility* study/office* lean to* four first floor bedrooms* master en suite* family bathroom* garage* gardens* ample parking. must be seen.

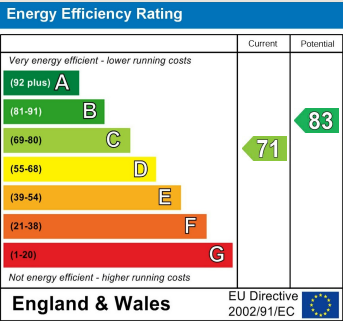
The boiler, hot water tank, radiators, windows and external doors were all replaced in January of this year.

Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Double glazed door to the:

Entrance Porch

4'9" x 2'3" (1.47 x 0.71)

Upvc double glazed door through to the:

Entrance Hall

16'7" maximum x 4'8" maximum (5.06 maximum x 1.44 maximum)

Laminate flooring, staircase leading to the first floor with glazed inserts. Modern radiator and understair storage.

Cloakroom

6'2" x 3'5" (1.90 x 1.05)

Close coupled w.c., wash hand basin with mixer tap, extractor fan and spotlights. Modern radiator.

Lounge

16'0" x 10'10" (4.89 x 3.32)

Bay window to the front, modern radiator, Oak mantel with multi fuel fire, barn style wooden sliding doors into the:

Kitchen/Dining Room

34'2" maximum x 10'7" maximum (10.42 maximum x 3.24 maximum)

Bi-folding doors to the rear garden, central island/breakfast bar, wine chiller and storage.

Double glazed window to the rear, spotlights and modern radiator. The kitchen comprises matching wall and floor units with laminate worktops over, sink unit with matching splashbacks. Built in dishwasher, built in fridge/freezer, double oven/microwave with four ring electric hob. LVT flooring.

Utility Room

8'0" x 5'6" (2.45 x 1.69)

Matching laminate worktops with storage and space for washing machine and dryer. Double glazed window overlooking the lean to and double glazed door. LVT flooring and consumer unit.

Office/Study/Bedroom

14'5" x 7'4" (4.41 x 2.26)

Double glazed window to the front, laminate flooring, modern radiator.

Lean To

23'11" x 10'2" (7.31 x 3.11)

Polycarbonate roof, laminate worktops, storage cupboards, wooden door to the front and wooden door to the rear. Upvc door leading to the garage.

First Floor Landing

Access to roof space.

Bedroom 1

14'9" x 11'0" (4.50 x 3.37)

Double glazed window to the front, modern radiator.

En Suite Shower Room

5'7" x 5'2" (1.72 x 1.60)

Obscure double glazed window to the front, marble effect tiled flooring, wash hand basin with mixer tap, close coupled w.c., shower with rainhead shower. Cabinet with built in toothbrush charger. Modern heated Towel Rail.

Bedroom 2

13'6" x 10'0" (4.13 x 3.07)

Double glazed window to the front. Modern radiator.

Bedroom 3

11'7" x 7'9" (3.54 x 2.38)

Double glazed window to the front and modern style radiator.

Bedroom 4

10'2" maximum x 9'10" maximum (3.12 maximum x 3 maximum)

Double glazed window to the rear, modern radiator.

PROPERTY DESCRIPTION

Family Bathroom

6'2" x 5'11" (1.90 x 1.82)

Double glazed obscured window, close coupled w.c., wash hand basin with mixer tap, storage and vanity mirror with LED lighting. Panelled bath with rain head shower over, glazed shower screen and modern panelling. Laminate flooring and modern heated towel rail.

Garage

15'5" x 8'3" (4.72 x 2.53)

Housing the newly replaced boiler, separate consumer unit, up and over door.

Outside

Tarmacadam drive sweeping to the front of the property offering ample parking and access to the lawned front garden area with hedge border.

Rear Garden

The rear garden is of a good size and offers a composite decked seating area and lawned area with pathways through the garden with a raised brick planter and borders containing shrubs and bushes. Fenced boundaries and garden shed.

Description

This beautifully renovated and spacious four-bedroom detached home is set on the desirable Conway Crescent in Burnham-on-Sea. Immaculately presented throughout, the property combines modern finishes with practical family living, offering a versatile layout and an abundance of space both inside and out.

At the heart of the home is the show-stopping open-plan kitchen/diner, flooded with natural light and designed for entertaining and everyday life. Bi-Folding doors open onto the private rear garden, creating a seamless connection between indoor and outdoor living.

The accommodation also includes a separate downstairs reception room, ideal as a home office, gym, playroom or additional bedroom, and a welcoming lounge to the front with a bay window and multi-fuel burner, adding warmth and charm.

Upstairs, the master bedroom boasts a stylish en-suite, while three further bedrooms provide ample space for family or guests. A contemporary family bathroom completes the first floor. Further enhancing the practicality of the home is a downstairs cloakroom, a separate utility

room, and a useful lean-to/workshop, perfect for additional storage or hobbies.

Externally, a large driveway provides off-road parking for multiple vehicles, and the private, enclosed garden offers space for relaxing, playing, or entertaining.

This is a rare opportunity to secure a truly turn-key home in a peaceful yet convenient location.

Early viewing is highly recommended.

Directions

Proceed along the Berrow Road passing the indoor swim and sports academy and just before the inland lighthouse take a right turn into Stoddens Road. Proceed down Stoddens Road taking the second left into Balmoral Drive. Proceed down Balmoral Drive taking the first right into Caernarvon Way. Proceed down Caernarvon Way taking the second left into Conway Crescent.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central Heating
- Mains Drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area. - Full fibre broadband.

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

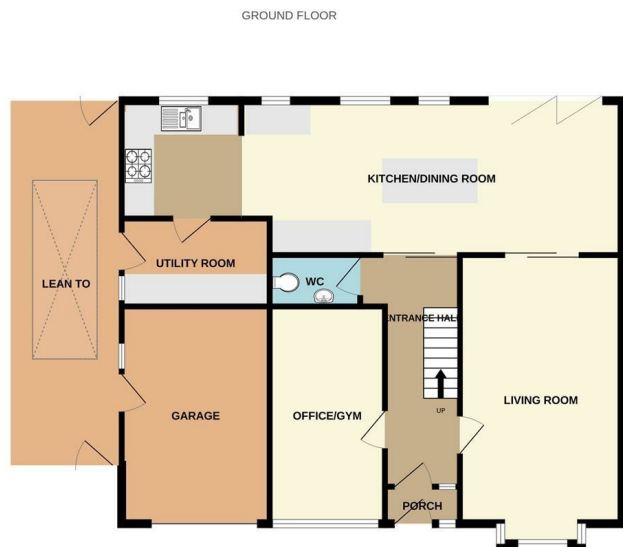
Flood Information:

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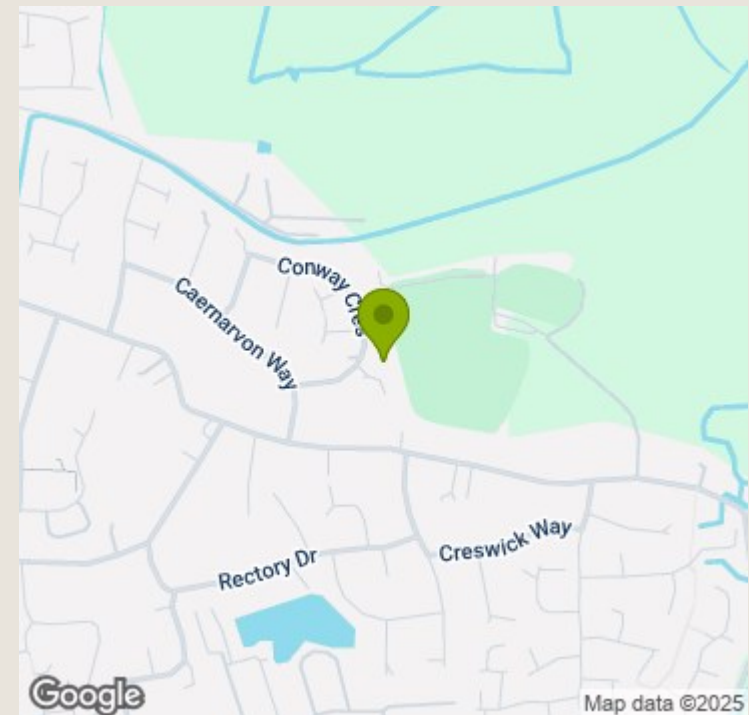








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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, Tamlyns & Sons up to 120 inc VAT

