

Nicholls Close  
Bridgwater  
TA6 7AP



  
**JOSEPH CASSON**  
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£375,000

- Extended Detached Property
  - Four Bedrooms
  - Two Bathrooms
  - Two Reception Rooms
- Extended Kitchen/Dining Room
  - Cloakroom (WC)
  - Front & Rear Gardens
  - Garage & Driveway
- Views of Two Cricket Pitches
  - EPC Rating:

Step right into this fabulous four-bedroom detached home, perfectly situated in a sought-after neighborhood with breathtaking views of not one, but two cricket pitches! With two reception rooms, a cloakroom, and an extended kitchen/dining room, this property has everything you need for comfortable living.

Enjoy the convenience of being just a stone's throw away from Bridgwater town centre, as well as being in close proximity to St Joseph's Catholic Primary School and Haygrove Secondary School. Don't miss out on the opportunity to make this your new family home!

## ACCOMMODATION

Step inside to find this welcoming double glazed and gas centralled accommodation, which briefly comprises: an entrance hall, cloakroom, lounge, sitting room, and a spacious open-plan kitchen/dining area. Upstairs, you'll find four bedrooms, including a primary bedroom with an en-suite and built-in wardrobes, as well as a family bathroom.

Outside, the house offers views of a cricket pitch from the front and side, creating a picturesque setting. The property also features front and rear gardens, a garage, and a driveway for convenient parking.

## LOCATION

This charming home is nestled in a contemporary neighborhood with views of Bridgwater Cricket Club's two pitches, with St. Matthews Field, and the town centre of Bridgwater nearby.

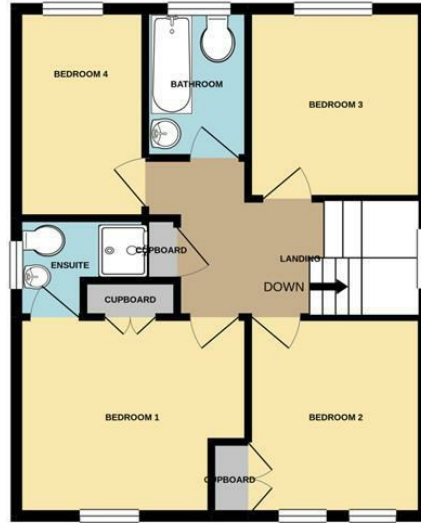
Bridgwater provides a wide range of amenities and boasts superb connectivity with the M5 motorway and a mainline railway station. Just a short drive westward, you'll find the breathtaking Quantock Hills, designated as an Area of Outstanding Natural Beauty.



GROUND FLOOR



1ST FLOOR



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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### Council Tax Band

D

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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