

Durleigh Road  
Bridgwater  
TA6 7HU



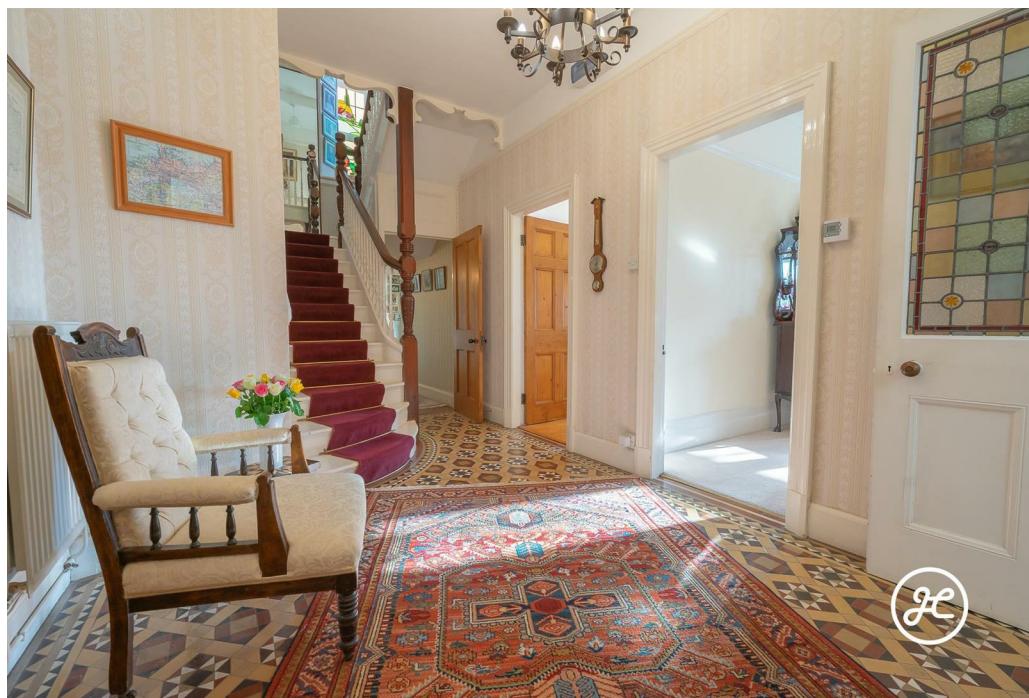
  
**JOSEPH CASSON**  
the estate agency your home deserves





£725,000

- Substantial Detached Family Residence
- Accommodation Measuring 3500 sq feet (325m<sup>2</sup>)
  - Five Generously Sized Bedrooms
  - Two Bathrooms
- Four Independant Reception Rooms
- Utility Room & Two Ground Floor Toilets
- Impressive Entrance Hallway, Staircase(s) & Landing
- Enclosed Rear Garden with Outbuilding
- Front Garden with Ample Parking
- Prestigious Location Overlooking St. Matthews Field



NO ONWARD CHAIN. Welcome to this magnificent detached family residence in an enviable location overlooking St. Matthews Field. Occupying an elevated position on one of Bridgwater's most prestigious roads, this historic detached family home is sure to impress. Prepare to be captivated by its grandeur and charm as you step inside.

Available with the advantage of NO ONWARD CHAIN, the property boasts a spacious layout, spanning 3500 sq feet (325m<sup>2</sup>), and exudes character throughout. With five generously sized bedrooms, including an en-suite shower room, a large family bathroom, four separate reception rooms, a grand entrance hallway, and a well-maintained enclosed rear garden, this residence offers ample space for comfortable living. Additionally, there is an outbuilding, and a driveway providing ample parking.

Don't miss out on the chance to reside in one of Bridgwater's most prestigious homes. Contact Joseph Casson Estate Agency today to arrange a viewing and seize this rare opportunity. EPC RATING: D.

#### ACCOMMODATION

## GROUND FLOOR

This important and imposing home provides extremely spacious and versatile accommodation, which briefly comprises a main entrance vestibule that leads through to a fine entrance hall with an original tessellated tiled floor and a cloakroom with WC off. The generous lounge and adjacent sitting room both feature a large window overlooking St Matthew's Field with a door from the sitting room leading to the conservatory. There is an inner hall leading to the butler's pantry and to the dining room with a rear-facing bay with French doors providing access to the garden.

From the main reception hall, there is a further side hall with a second staircase rising to the first floor and a walk-in store cupboard with a door leading to the breakfast room having an AGA, an original dresser, and a French door to the rear garden. The kitchen features a walk-in larder and a utility room, there is a further store room off the kitchen and toilet.

## FIRST FLOOR

Access to the first floor is via one of two staircases, the most impressive and principal staircase has a half landing that features a delightful stained glassed window, with the main landing then leading to a primary bedroom with a large bay window enjoying an open aspect over St Matthew's Field and an en-suite bathroom with separate shower cubicle. The second bedroom also enjoys the outlook. The following two bedrooms are joined and have previously served as a bedroom with a lounge off (ideal for dependant relative/teenager etc) with a French door to a good-sized balcony. The inner landing can also be accessed by the second staircase and features a family bathroom with a shower cubicle and further large bedroom, which was originally two separate rooms.

## EXTERIOR

Externally, there is a good-sized rear garden which is enclosed and predominantly lawned with mature shrub & flower borders, there are multiple seating areas, and an outbuilding providing storage. To the front aspect, there is a driveway providing parking for multiple vehicles.

## LOCATION

Positioned to the West of Bridgwater Town Centre on the edge of Durleigh, this sought-after residential area has local amenities including convenience store, post office and hairdressers. The location is particularly popular with families as Haygrove School, located off Durleigh Road, is one of Bridgwater's premier secondary schools.

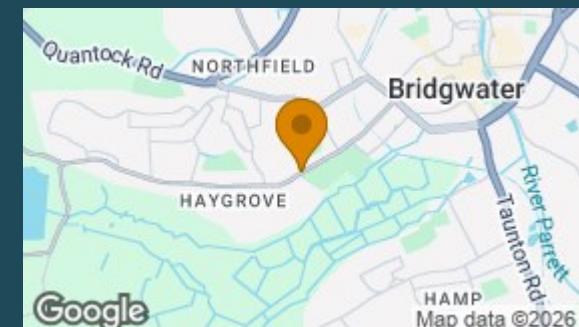
A short distance away, Bridgwater Town Centre offers a wide range of amenities and has excellent transport links to the M5 motorway and mainline rail link. To the West is the Quantock Hills, an Area of Outstanding Natural Beauty.





Council Tax Band  
G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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