


Natasha Howarth
ESTATE AGENTS



32 Oakgrove Way, Bridgwater, TA6 4UQ

£299,950

Natasha Howarth Estate Agents are delighted to offer for sale this extended and well presented four bedroom semi-detached house which is situated on the popular Bower Manor development on the eastern outskirts of Bridgwater.

This double glazed and centrally heated bedroom home is set within a generous size plot to include parking for many vehicles, an oversized garage, a great size garden with pergola & hot tub!

The property has a large plot of land to the side. The previous owners had planning permission for a two bedroom detached dwelling to the side (Sedgemoor District Council's, Reference No: 08/15/00036 full details can be obtained on their website under the 'online planning') with garage.

The property in brief comprises entrance hallway, living room, cloakroom, kitchen/dining room and conservatory to the ground floor. Arranged on the first floor is four good size bedrooms and a bathroom with corner bath and shower cubicle.

The property is situated within close proximity to Bridgwater Community Hospital and the local shops which include a Tesco convenience store, takeaways, salon with a wider range of amenities available in the town centre of Bridgwater.

An internal inspection is highly recommended to fully appreciate this Property.

ENTRANCE

Via double glazed door with obscure glass leading to:

ENTRANCE HALLWAY

Turning staircase rising to first floor. Under stairs storage cupboard, wood effect flooring, radiator, coving. Multi paned glazed doors to living room and kitchen.

LIVING ROOM 18'7 x 12'9 (5.66m x 3.89m)

Two double glazed windows to front aspect. Two radiators, coving.

CLOAKROOM

Double glazed obscure window to side aspect. Fitted with a two piece suite comprising wash hand basin and W.C. Partially tiled walls, tiled floor, radiator.

KITCHEN/ DINING ROOM 18'7 x 8'6 (5.66m x 2.59m)

Double glazed window to side aspect. Fitted with a range of matching white high gloss wall, base and drawer units with work surfaces over and stainless steel sink and drainer unit inset. Integrated appliances to remain to include oven and grill, four ring gas hob with concealed extractor over, integrated dishwasher and washing machine. Boiler concealed in cupboard. Panelled splashbacks, wood effect flooring, radiator, coving, double glazed doors to conservatory and double glazed door with obscure glass leading to the garden.

CONSERVATORY 13'00 x 9'11 (3.96m x 3.02m)

Dual aspect double glazed windows with French doors inset to rear garden. Tiled floor.

LANDING

Loft hatch. Doors to:

BEDROOM ONE 11'00 x 9'7 (3.35m x 2.92m)

Double glazed window to front aspect. Built in wardrobes. Radiator.

BEDROOM TWO 11'00 x 8'00 (3.35m x 2.44m)

Double glazed window to front aspect. Radiator.

BEDROOM THREE 9'7 x 8'6 (2.92m x 2.59m)

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR 9'00 x 8'6 (2.74m x 2.59m)

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed obscure window to side aspect. Fitted with a modern four piece suite comprising corner bath, shower cubicle, vanity wash hand basin and W.C with built in storage beneath. Heated towel rail. Wall panels.

EXTERIOR

PARKING

On own driveway for multiple vehicles.

OVERSIZED GARAGE 19'4 x 13'15 (5.89m x 3.96m)

Up and over door to the front. Power and light connected. Personnel door to the garden.

GARDEN

Fully enclosed via timber fencing. Large patio area for seating. Decking area for dining. Hot tub under pergola to remain. Timber gate leading to the front. Raised shrubs and mature trees inset. Timber shed and greenhouse on hardstanding to remain.

FRONT GARDEN

Mainly laid to lawn with shrub borders to front.

NB

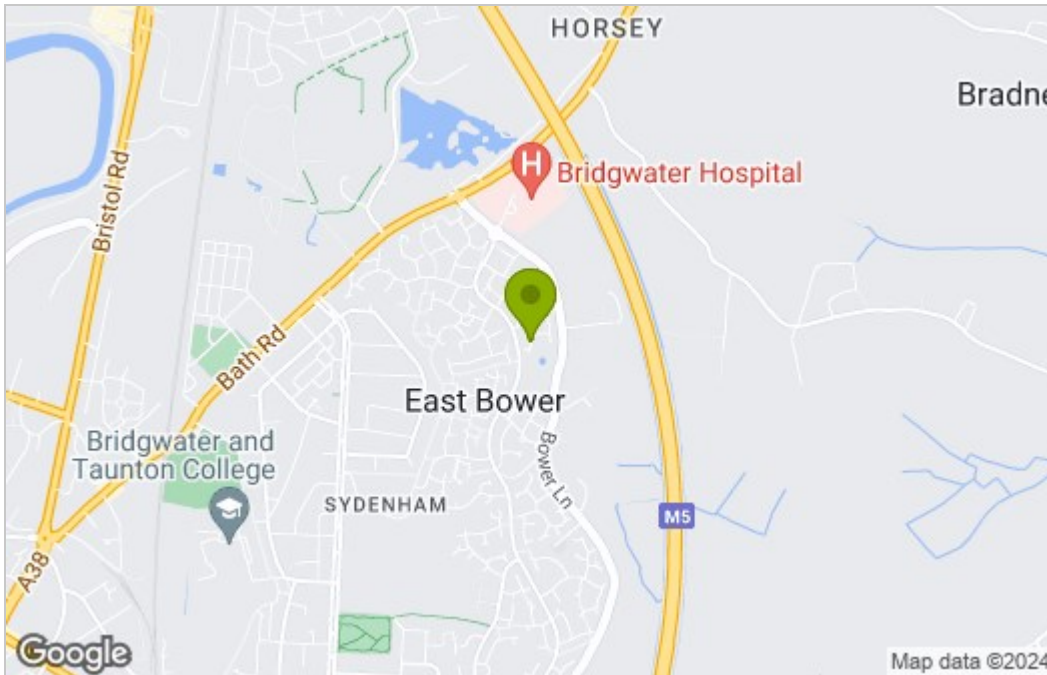
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Floor Plan

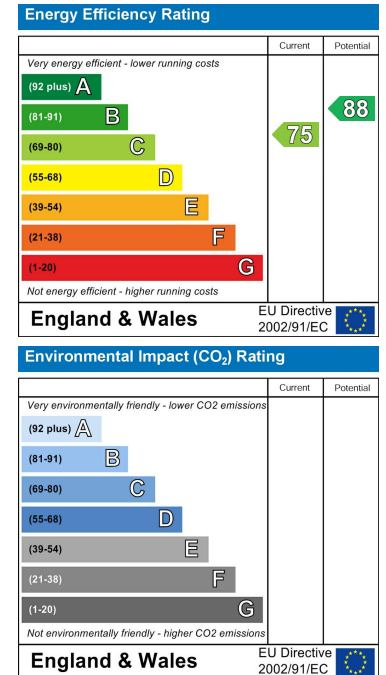


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.