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ESTATE AGENTS



24 Queenswood Road, Bridgwater, TA6 7NB

£299,950

A deceptively spacious and substantial four bedroom home arranged over three floors, with large private garden situated in one of the most popular residential areas of Bridgwater. The beautiful, larger than average rear garden enjoys very impressive, far reaching views and offers considerable opportunity to further extend the property (subject to the necessary planning requirements). The property in brief comprises porch, hallway, integral garage which potentially could be converted to provide further living space (subject to any necessary planning consents), kitchen, lean to, living room and dining to the ground floor. To the first floor there are three good size bedrooms and a family bathroom and to the top floor is a large bedroom with Ensuite. There is off-road parking to the front for multiple vehicles and the property is available to the market with NO ONWARD CHAIN.

Queenswood Road is ideally placed for the local primary and secondary schools and within quarter of a mile of the local convenience store with a wider range of amenities available in the town centre of Bridgwater. For an appointment to view please contact the vendors sole agent.

ENTRANCE

Obscure double glazed door and window combination unit to:

PORCH

Dual aspect obscure windows, dado rail, glazed door to:

ENTRANCE HALLWAY

Turning staircase to first floor. Cupboard beneath stairs. Panel radiator. Dado rail. Doors to kitchen, garage and living room.

KITCHEN

Fitted with a matching range of cream wall, drawer and base units with roll top work surfaces over and stainless steel sink and drainer unit inset. Integrated appliances to remain to include built in oven and grill, five ring gas hob with stainless steel chimney style extractor over. Integrated fridge/ freezer, integrated dishwasher. Breakfast bar, radiator, door to:

LEAN TO

Base unit. Space for a washing machine and a tumble dryer. Door to the front or the property and door to the garden.

LIVING ROOM

Double glazed French doors to the garden. Feature fireplace with back boiler for the central heating. Radiator, dado rail, picture rail. Glazed double doors to:

DINING ROOM

Double glazed patio doors to the garden. Double glazed window to the rear. Radiator, coving.

INTEGRAL GARAGE

Up and over door. Power and light connect.

FIRST FLOOR LANDING

Double glazed obscure window to front aspect. Stairs rising to second floor. Doors to bedrooms and bathroom. Built in cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Radiator. Wood effect flooring.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed obscure window to side aspect. Fitted with a three piece suite comprising P shaped panelled bath with shower over and glass screen. Vanity wash hand basin and W.C with storage. Tiled walls.

SECOND FLOOR LANDING

Doors to:

BEDROOM ONE

Double glazed window to rear aspect. Built in cupboard. Door to:

ENSUITE

Obscure double glazed window to front aspect. Fitted with a three piece suite comprising shower cubicle with shower over. Vanity wash hand basin and W.C. Built in eaves storage. Panel radiator.

PARKING

To front of the property.

REAR GARDEN

Large patio adjacent to property. Large garden. Fully enclosed with timber fencing. Mainly laid to lawn leading to decking area and vegetable plot to the rear. Timber shed to remain. Mature shrub and flower borders.

Floor Plan

GROUND FLOOR

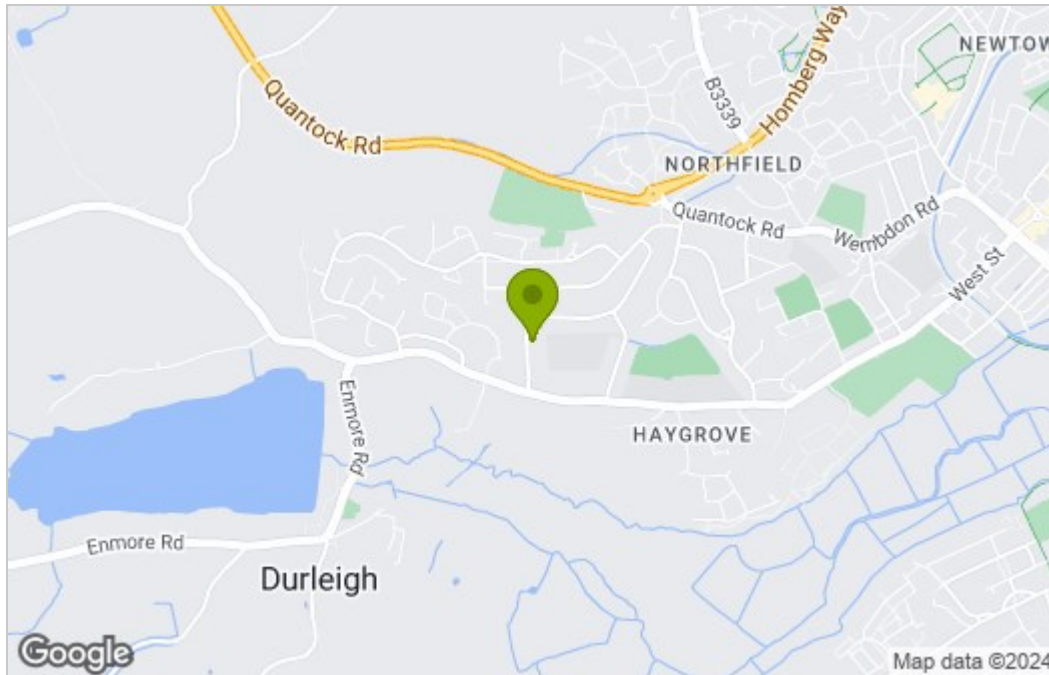
1ST FLOOR

2ND FLOOR

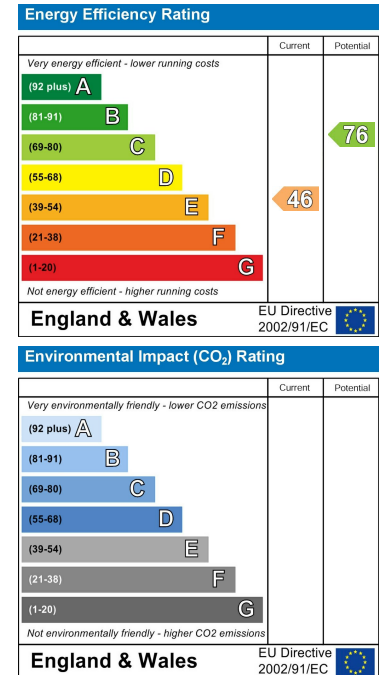


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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