

  
**Natasha Howarth**  
ESTATE AGENTS



**2 Paddons Farm, Stogursey, Bridgwater, TA5 1BG**

**£425,000**

A handsome and exceptional five bedroom detached property in a small exclusive development built in 2008. The property is in excellent decorative order throughout with spacious and light rooms. This large family home is set in generous landscaped gardens to three sides with a garage and parking. There is further scope to extend the current parking area if needed and already plenty of unrestricted parking on the road to the front. The double glazed and centrally heated accommodation briefly comprises reception hallway, living room with French doors opening onto the garden, cloakroom, utility room and kitchen/diner to the ground floor.

To the first floor there is a bright landing with three bedrooms (bedroom one has a dressing room and en-suite shower room) family bathroom and stairs leading to the top floor with two further bedrooms and a bathroom.

The village of Stogursey has a fine Church and has a number of facilities including village hall, primary school, local shops, post office and public house. The property is well situated for those who commute with a mainline railway station in Bridgwater and access to the M5 motorway via junctions 23 and 24.

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via panelled front door and window combination unit to-

## ENTRANCE HALLWAY

Turning staircase rising to first floor, radiator, doors to cloakroom, utility room, kitchen/diner and living room.

## LIVING ROOM

Front aspect double glazed window, two radiators, feature electric flame effect fire. Rear aspect double glazed French doors to garden.

## KITCHEN/ DINER

Dual aspect double glazed windows, fitted with a range of matching wall, base and drawer units with work surfaces over with one and a quarter bowl stainless steel sink and drainer inset. Built in appliances to remain including double oven with grill and four ring gas hob with chimney style stainless steel extractor fan over. Space and plumbing for dishwasher, space for fridge/freezer. Wall mounted (LPG) gas boiler concealed in wall unit. Tiled splashbacks and surrounds, tile effect flooring, radiator.

## UTILITY ROOM

Built in base unit with work surface over and stainless steel sink and drainer unit inset. Space and plumbing for washing machine and space for tumble dryer. Tiled splashbacks, radiator, wood effect flooring, rear aspect door to garden.

## CLOAKROOM

Obscure rear aspect double glazed window. Fitted with a two piece suite comprising close coupled WC with push button flush and pedestal wash hand basin. Tiled splashbacks and radiator.

## FIRST FLOOR

### LANDING

Front aspect double glazed window, staircase to second floor, radiator, access to bedrooms and bathroom.

### BEDROOM ONE

Dual aspect double glazed windows, two radiators, access to-

### DRESSING ROOM

Leading to-

### ENSUITE SHOWER ROOM

Rear aspect obscure double glazed window. Fitted with a three piece suite comprising large walk in shower cubicle with mains shower, pedestal wash hand basin and close coupled WC with push button flush, tiled splashbacks, radiator.

## BATHROOM

Obscure front aspect double glazed window. Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, close coupled WC with push button flush, tiled splashbacks, radiator.

## BEDROOM TWO

Rear aspect double glazed window, radiator.

## BEDROOM THREE

Front aspect double glazed window, radiator.

## SECOND FLOOR

### LANDING

Rear aspect double glazed 'Velux' roof window, airing cupboard, radiator and access to-

## BATHROOM

Obscure rear aspect double glazed 'Velux' roof window. Fitted with a three piece white suite comprising panelled bath and shower attachment and folding glass shower screen, pedestal wash hand basin, close coupled WC with push button flush. Tiled splashbacks, radiator.

## BEDROOM FOUR

Dual aspect double glazed windows, two radiators.

## BEDROOM FIVE

Dual aspect double glazed window dormer window, two radiators.

## EXTERIOR

### GARDENS

In three sections.

Walled garden with pedestrian access from the front. Low maintenance theme predominantly laid to chippings. Raised decking adjacent to garage, external power, paved pathway leading to rear section and personnel door to garage.

The rear garden is tiered with a raised patio adjacent to house. Part laid to lawn with shingle surrounds and well stocked shrub borders with timber seat to remain. Rockery to side with steps leading to further section with curved walls. Predominantly laid to shingle with shrub borders and trellis.

### PARKING

On own drive leading to garage. There is scope to extend the current parking area if needed and already plenty of unrestricted parking on the road to the front.

### GARAGE

Detached single garage with power and light connected.

### SERVICES

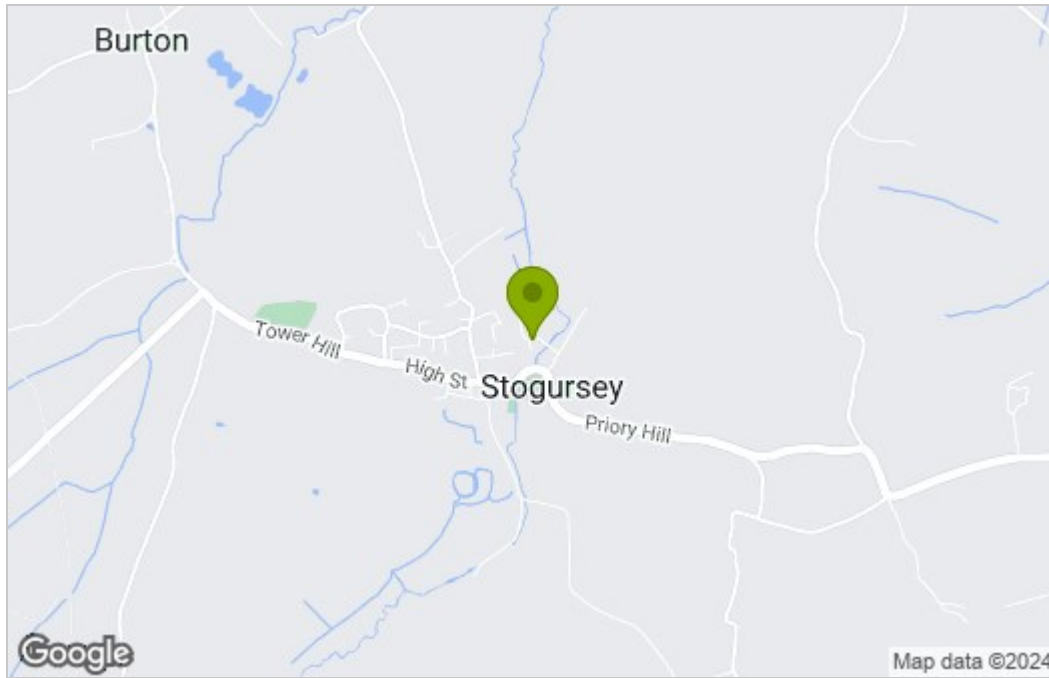
Gas, electricity, water and drainage.

# Floor Plan

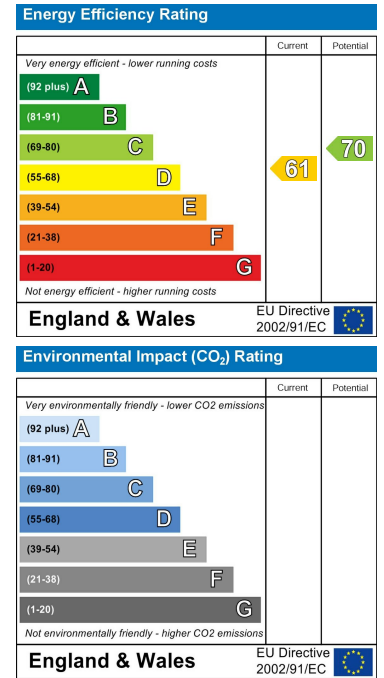


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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