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ESTATE AGENTS



1 Holly Close, Bridgwater, TA6 4XP

£299,950

An opportunity to purchase this exceptional, extended four bedroom home which is in show home condition throughout. The real show stopper is the beautiful kitchen/ family room with bi- fold doors to the garden.

Located in a cul-de-sac position on the ever popular Bower Manor development, the property provides a well proportioned family residence with great attention to detail!

In brief the property comprises entrance hallway, cloakroom, living room, kitchen/ family room and large store room/ utility to the ground floor. To the first floor are four bedrooms with ensuite and family shower room.

Externally there is parking for numerous vehicles to the front and to the rear is a fantastic, low maintenance garden.

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

ENTRANCE

Via double glazed front door with obscure pane to:

ENTRANCE HALLWAY

Oak doors to all downstairs rooms. Double glazed window to side aspect. Two radiators.

CLOAKROOM

Front aspect obscure double glazed window. Fitted with a two piece suite comprising close coupled WC and vanity wash hand basin, partially tiled walls, radiator.

LIVING ROOM

Front aspect double glazed bay window, two radiators, under stairs cupboard, coving, oak door to:

KITCHEN/ FAMILY ROOM

Rear aspect double glazed bi- fold doors Fitted with range of wall and base units with worksurfaces over, acrylic sink and drainer unit with mixer tap, tiled splashbacks, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, integrated oven and grill. Breakfast bar with hob inset and extractor over. Side aspect double glazed window. Ceiling downlights, kickboard lighting. Two skylights. Radiator.

STORE

Double glazed door and window combination unit to the rear. Fitted with wall and base units with worksurfaces over. Space for fridge/ freezer. Roller door to the front.

LANDING

Oak doors to bedrooms and the bathroom. coving, loft access to boarded loft with ladder, glass balustrade airing cupboard.

BEDROOM ONE

Double glazed window to front aspect. Fitted wardrobe, radiator, ceiling downlights, skylight, oak door to:

ENSUITE

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising oversized walk in shower cubicle with shower over, vanity wash hand basin and close coupled WC with storage, radiator. Tiled walls and tile floor.

BEDROOM TWO

Double glazed window to front aspect. radiator, ceiling downlights.

BEDROOM THREE

Double glazed window to rear aspect. radiator, ceiling downlights and coving.

BEDROOM FOUR

Double glazed window to front aspect. ceiling downlights.

BATHROOM

Obscure rear aspect double glazed window. Fitted with a three piece suite comprising corner shower cubicle, vanity wash hand basin, WC, built in storage, partially tiled walls, heated towel rail, wood effect flooring, coving.

EXTERIOR

PARKING

On own driveway for multiple vehicles.

GARDEN

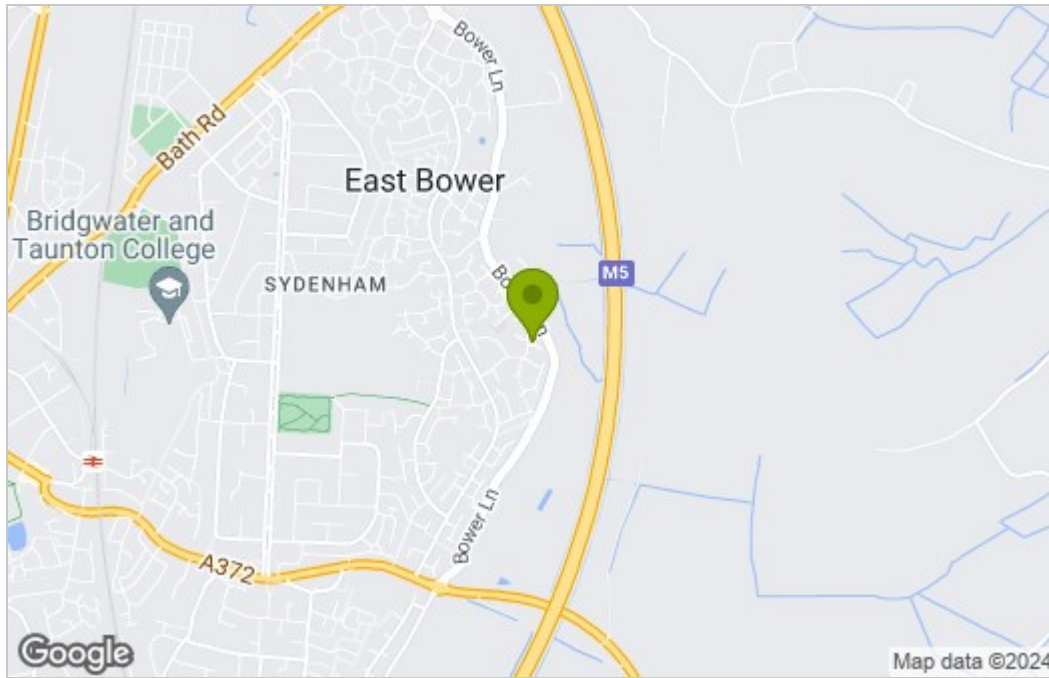
Fully enclosed and landscaped. Double glazed door to the garage.

Floor Plan

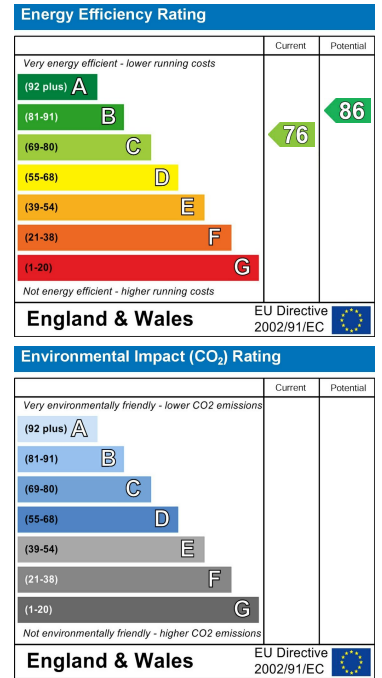


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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