

  
**Natasha Howarth**  
ESTATE AGENTS



26 Meadway, Woolavington, TA7 8HA

**£339,000**

Natasha Howarth Estate Agents are delighted to offer for sale this exceptional & extended five bedroom detached home with a fantastic garden enjoying views over roof tops towards Brent Knoll. 26 Meadway has been lovingly maintained by the current owners and is to show home standard throughout.

The property offers superb, spacious accommodation and is situated within the sought after village of Woolavington.

The property in brief comprises entrance hallway, living room with wood burner, dining room, kitchen, utility room and W.C to the ground floor with five generous bedrooms and family bathroom to the first floor. There is parking for multiple vehicles to the rear, three sheds (power and light connected) along with an enclosed rear garden which retains a high degree of privacy.

Woolavington has an excellent range of amenities including Church, village shops including Co-Op convenience store, primary school, medical centre and is just a few miles to the centre of town of Bridgwater and within close proximity to junction 23 of the M5.

An internal inspection is highly recommended.

## ENTRANCE

Via double glazed door to front with obscure light pane inset to:

## HALLWAY

Stairs rising to first floor, radiator. Door to:

## LIVING ROOM

Double glazed box bay window to front aspect. Wood burner inset, radiator, coving. Opening to:

## DINING ROOM

Double glazed window to rear aspect. Built in cupboard., radiator. Double glazed French doors to the garden. Opening to:

## KITCHEN

Rear aspect double glazed window overlooking the garden. Fitted with a vast range of matching cream wall, base and drawer units, with colour coordinated work surfaces over with sink and drainer inset. Matching island unit. 'Rangemaster' cooker with six ring gas hob and matching stainless steel chimney style extractor over to remain. Space for fridge/freezer. Tiled splashbacks, tiled floor, radiator, ceiling downlighters. Double glazed door to the garden. Door to:

## UTILITY ROOM

Double glazed window to rear aspect. Fitted with a base unit and worksurface over with a circular sink inset. Space and plumbing for a washing machine. Tiled floor, radiator. Door to:

## W.C

Fitted with a close coupled W.C. Tiled floor.

## LANDING

Loft hatch, doors to:

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, wood effect flooring.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, wood effect flooring.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

## BEDROOM FIVE

Double glazed window to front aspect. Radiator, wood effect flooring. Built in cupboard.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a four piece white suite comprising panelled

bath, large walk in shower, vanity wash hand basin and close coupled WC, partially tiled walls, tiled flooring, heated towel rail.

## EXTERIOR

### PARKING

On own tarmac driveway & behind a five bar gate for multiple vehicles to the rear.

### GARDEN

Enclosed with a combination of brick walling and panel fencing. Patio adjacent to house. Predominantly laid to lawn with raised shrub borders inset. Three sheds to remain (power and light connected).

### SERVICES

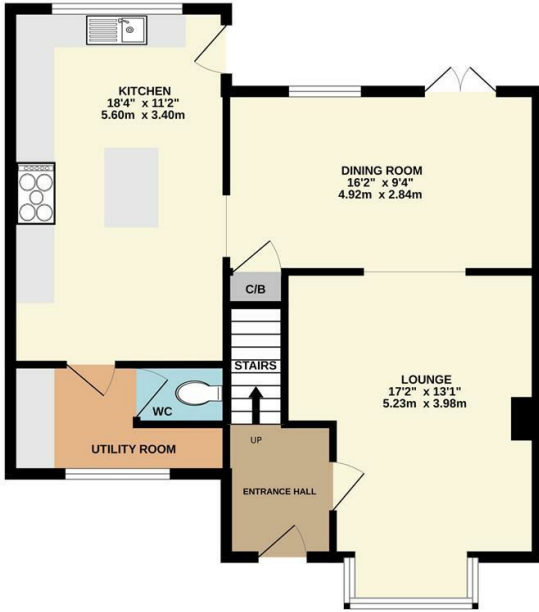
LPG gas, electricity, water and drainage.

### HEATING

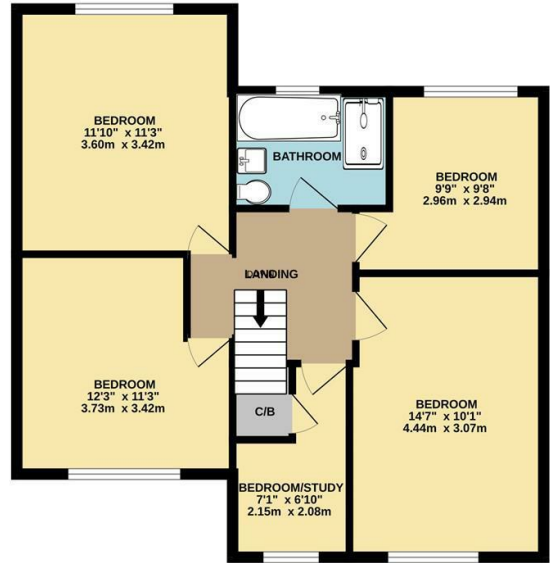
LPG Gas fired central heating system.

# Floor Plan

GROUND FLOOR



1ST FLOOR

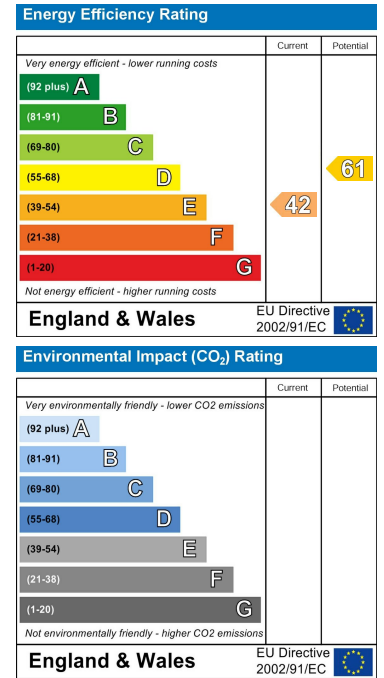


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024

## 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.



01278 574562 07710 392220  
sales@nhowarthestateagents.co.uk  
www.natashowarthestateagents.co.uk

