

Natasha Howarth
ESTATE AGENTS



2 Garganey Drive, Bridgwater, TA6 6XZ

£318,500

Natasha Howarth Estate Agents are pleased to offer to the market this four bedroom executive style three storey detached house in the sought after village of Stockmoor. The house was built in 2020 by recognised national house builders Persimmon Homes and still retains the remainder of its ten year NHBC guarantee.

This superb property in brief comprises entrance hallway, living room, cloakroom, kitchen/ diner and utility room to the ground floor. To the first floor are three bedrooms (ensuite shower room to bedroom one) and a family bathroom. To the top floor is a large bedroom with additional ensuite shower room.

The kitchen/ diner overlooks the walled garden which leads on to the garage and parking. The property is situated in a tucked away position on the edge of this very popular location. Stockmoor Village is a modern residential development set in the countryside and on the fringes of the town of North Petherton. It has it's own junior school and a convenience store with pharmacy and takeaways.

North Petherton itself benefits from a good range of local amenities including shops, library, doctor's surgery, dentist surgery, primary school, church, restaurant and public houses and is within easy reach of Junction 24 of the M5.

An internal inspection is essential to fully appreciate this superb home.

ENTRANCE

Via open canopy porch leading to double glazed door to:

ENTRANCE HALLWAY

Double glazed window to side aspect. Stairs rising to first floor. Radiator, doors to the cloakroom, living room and kitchen/ diner.

LIVING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN/ DINER

Double glazed window to rear aspect. Fitted with a matching range of wall, base and drawer units with work surfaces over and sink and drainer unit inset. Integrated appliances to remain to include oven and hob with concealed extractor over and tiled splashbacks. Space for fridge/ freezer. Integrated dishwasher. Radiator, wood effect flooring, door to utility room. Double glazed French doors to garden.

UTILITY ROOM

Base units with work surface over. Space and plumbing for a washing machine and tumble dryer. Wood effect flooring, boiler mounted on the wall. Double glazed door to the garden.

CLOAKROOM

Fitted with a white two piece suite comprising W.C and wash hand basin with tiled splashback. Radiator, wood effect flooring.

FIRST FLOOR LANDING

Stairs rising to second floor. Double glazed window to side aspect. Airing cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front aspect. Radiator. Door to:

ENSUITE

Double glazed obscure window to front aspect. Fitted with a white three piece suite comprising shower cubicle with shower over, W.C and wash hand basin. Partially tiled walls, wood effect flooring, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed obscure window to side aspect. Fitted with a white three piece suite comprising panelled bath, W.C and wash hand basin. Partially tiled walls, wood effect flooring, radiator.

SECOND FLOOR LANDING

Double glazed window to side aspect. Door to:

BEDROOM FOUR

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

ENSUITE

Fitted with a white three piece suite comprising shower cubicle with shower over, W.C and wash hand basin. Partially tiled walls, wood effect flooring, radiator. Velux window.

EXTERIOR

PARKING

On own drive to rear for one vehicle and leading to:

GARAGE

Up and over door.

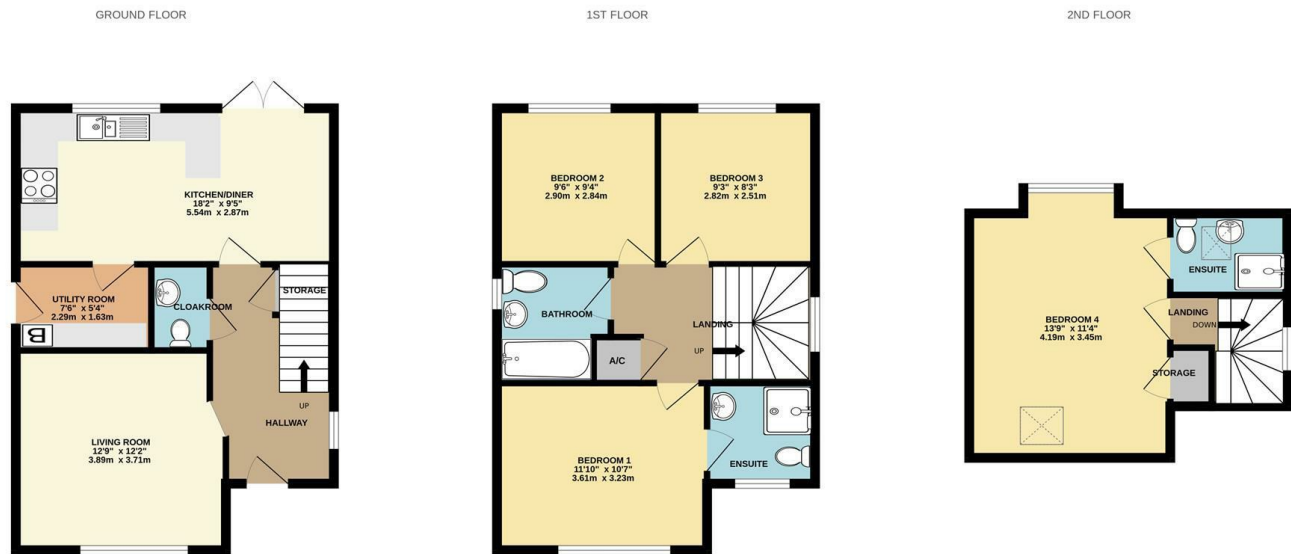
GARDEN

Fully enclosed with a combination of timber fencing and high brick wall. Mainly laid to lawn with large patio adjacent to property. Timber pedestrian gate providing access to the front of the property.

SERVICES

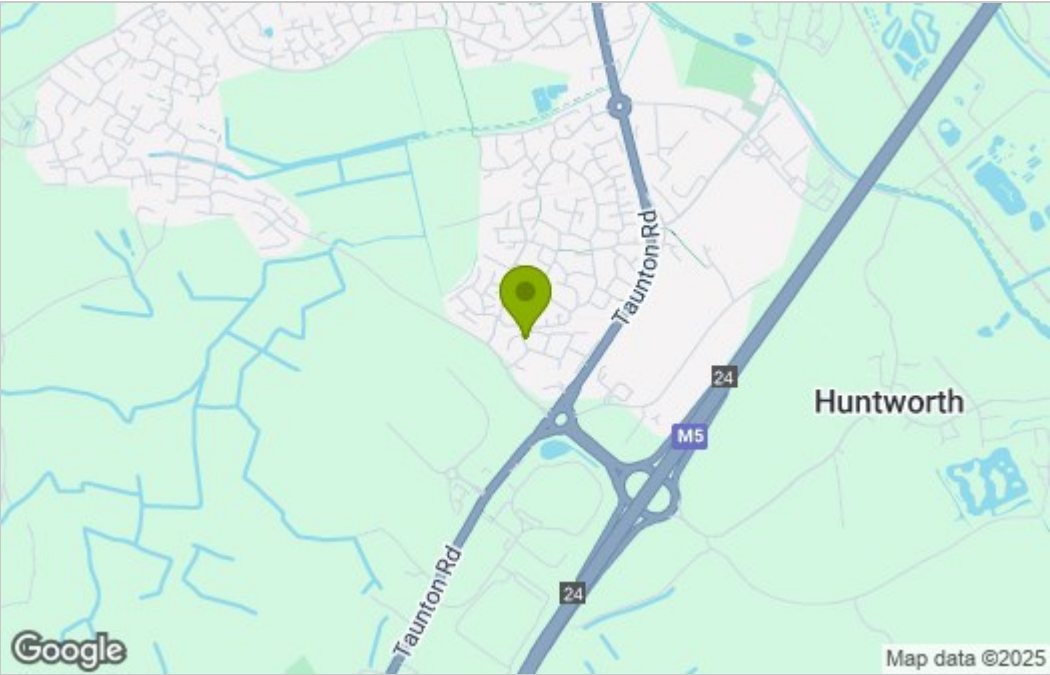
Mains gas, electricity, water and drainage.

Floor Plan

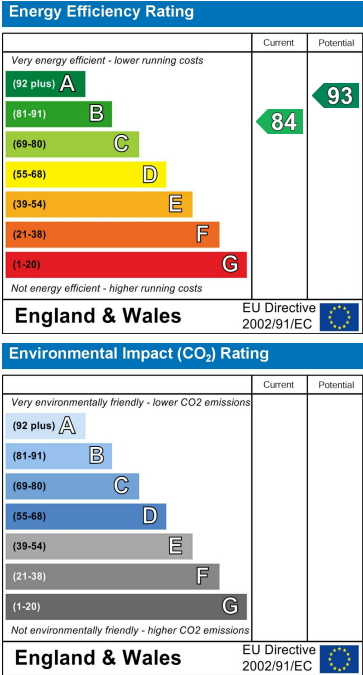


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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