



Manor Park, Pawlett  
£360,000



- Detached, family home!
- Four well proportioned bedrooms!
- Surprising outlook & views!
- Solar panels!
- Modern finish throughout!
- Three reception rooms & kitchen!
- Good sized rear garden!
- Garage & double driveway!
- Oil central heating!
- Modern double glazing throughout!

**Hall**

**Living Room**

4.09m (max) x 4.07m

**Dining Room**

2.45m x 2.80m

**Conservatory**

2.83m (max) x 3.00m (max)

**Kitchen**

3.65m x 2.81m

**Utility**

**WC**

**Stairs & Landing**

**Bedroom 1**

4.12m (max) x 3.50m

**En-Suite Wet Room**

1.73m x 1.60

**Bedroom 2**

2.65m x 4.15m

**Bedroom 3**

3.08m (max) x 3.46m

**Bedroom 4**

2.64m (max) x 2.66m (max)

**Family Bathroom**

2.10m x 1.89m

**Garage**

2.55m x 5.39m





Presenting this well presented, detached, family home with a surprising outlook and views!

The property itself has a modern finish throughout and comprises a hall. A generously sized living room with under-stairs storage and dual aspect light including a bay window. A dining room with French doors to the conservatory, which in turn has French doors leading out onto the rear garden patio. A modern kitchen giving ample worktop & unit space, under-unit lighting and appliances. A utility with storage, space for appliances and rear door. A WC with toilet and basin with vanity storage.



Stairs lead up to the landing. The master bedroom is a good sized double with airing cupboard and ensuite wet room hosting a shower and basin with vanity storage. The second bedroom is a good sized double with dual aspect light. The third bedroom is another double in size, overlooking the rear. The fourth bedroom, used as a study currently, overlooks the rear also. The modern family bathroom hosts a bath with shower attachment, toilet and basin with vanity storage.

There is a garage with power and light and a double driveway to the front.

The front garden is low maintenance being gravel with some plants whilst the fully enclosed, rear garden hosts lawn, patio, borders with plants and a shed.

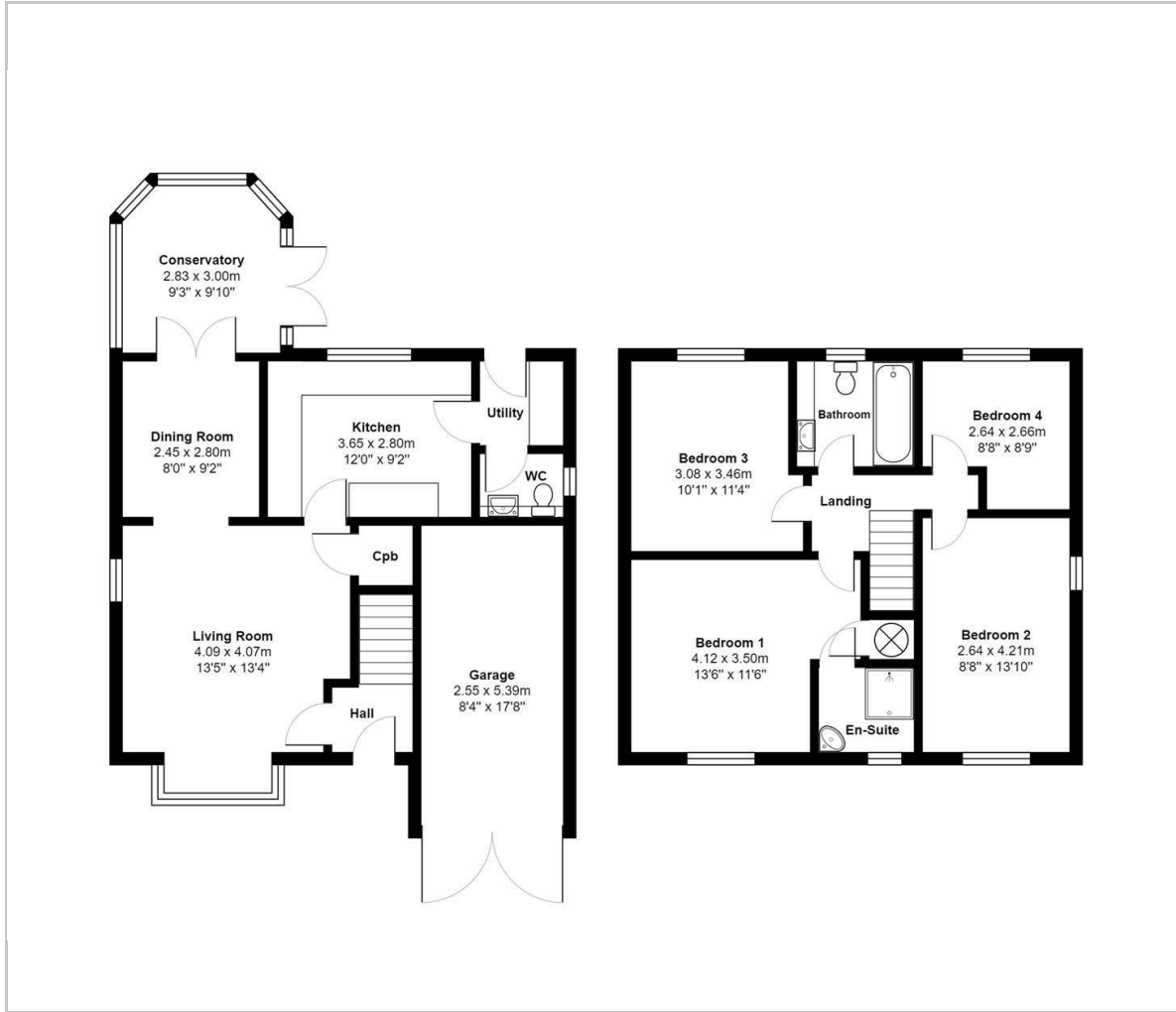
The property benefits from oil central heating, solar panels and modern double glazing throughout.

Manor Park is found in Pawlett, north of Bridgwater, and the property is only a short walk away from a primary school, Pawlett Pavilion, play area and rural walks. The M5 is a short drive away, linking to Bristol, Exeter and beyond.

Tenure: Freehold  
EPC: E  
Council tax band: E



## Floor Plan



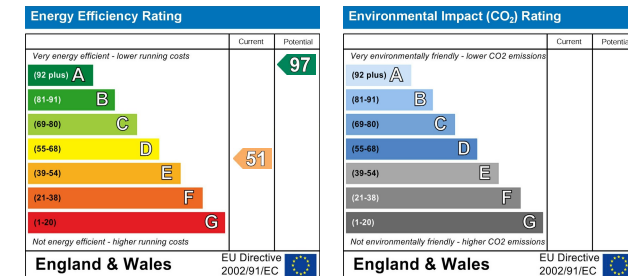
## Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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