



**Shires Close, Minehead TA24 6EY**

**welcome to**

**1 Shires Close, Minehead**

Wonderfully positioned in this small quiet cul-de-sac is this exceptionally well presented three bedroom chalet style detached home, constructed in 2018 and enlarged by the present owners offering versatile living accommodation, lovely gardens and no onward chain complications.



### Entrance Porch

Canopied porch, courtesy light point, double glazed door to;

### Entrance Hall

A spacious hallway, stairs to first floor landing with attractive oak and glass balustrade, wood effect flooring with underfloor heating, large storage cupboard, double glazed window to rear, doors to;

### Cloakroom

Well appointed with luxury White suite comprising dual flush low level WC, vanity wash hand basin, extractor fan, wood effect vinyl flooring with underfloor heating.

### Lounge

15' 5" x 11' 7" ( 4.70m x 3.53m )

Double glazed double doors to conservatory, wall light points, television aerial point, underfloor heating, glazed double doors to;

### Dining Room

11' 7" x 8' 2" ( 3.53m x 2.49m )

Double glazed window to front, underfloor heating, return door to entrance hall.

### Bedroom 3

11' 7" x 9' 6" ( 3.53m x 2.90m )

Double glazed window to front, underfloor heating, door to;

### Ensuite

Double glazed window to side, luxury White suite comprising fully tiled double shower with glazed enclosure and mixer shower, vanity unit with dual flush low level w.c. and wash hand basin, recessed downlighters, extractor fan, underfloor heating.

### Kitchen

12' 4" x 11' 6" ( 3.76m x 3.51m )

Double glazed window to rear, attractive fitted range of Terrance Ball wall and base level units in grey shaker style, ample granite effect worksurfaces, inset one and a half bowl single drainer stainless steel sink unit, inset touch control hob with hood over, eye level double oven, integrated concealed dishwasher, integrated concealed fridge and freezer, integrated concealed washing machine, space for table and chairs, wood effect vinyl floor with underfloor heating, recessed downlighters, double glazed door to side.

### Conservatory

12' 3" x 12' ( 3.73m x 3.66m )

An attractive addition to the property is the double glazed conservatory with double glazed patio door to garden and door to covered store to side, wall mounted electric heater, wood effect vinyl flooring.

### Landing

Double glazed skylight to rear, doors to;

### Bedroom 1

16' 3" x 11' 7" ( 4.95m x 3.53m )

Dual aspect with double glazed window to rear, double glazed skylight to front, attractive range of fitted wardrobes with four sets of matching drawers, eaves storage cupboards and further fitted wardrobe, two radiators.

### Bedroom 2

23' max x 11' 5" max ( 7.01m max x 3.48m max )

Dual aspect with double glazed window to rear and double glazed skylight to side, fitted single wardrobe and further eaves storage cupboards, radiator.

### Bathroom

Double glazed skylight to side, luxury white suite comprising panel enclosed bath with fitted screen and mixer shower, dual flush low level WC, vanity wash hand basin, extractor fan, recessed downlighters, underfloor heating.

### Garage

18' 6" x 19' 3" ( 5.64m x 5.87m )

Remote roller shutter door to front, eaves storage space, power and light, open plan to

### Workshop

13' x 5' 5" ( 3.96m x 1.65m )

With power and light, door giving access to rear garden and door to;

### Additional Store

19' 6" x 3' 1" ( 5.94m x 0.94m )

A useful enclosed storage area with light point.

### Store

29' x 3' 4" ( 8.84m x 1.02m )

With access from the conservatory, door to front garden and double glazed door to side, power and light, ideal for storage of motorcycle/bicycles/pushchairs.

### Front Garden

An open plan front garden with area's of lawn, block paved driveway affording off street parking for several vehicles and pathway to front door.

### Rear Garden

The rear garden has been attractively landscaped with patio area adjoining the rear of the property, raised decking area ideal for al-fresco dining, area of lawn with inset tree, enclosed by wooden panel fencing, gated side access and outside tap.

### Council Tax Band

E



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## 1 Shires Close, Minehead

- High Specification Chalet Style Detached
- Three Reception Rooms - Kitchen/Breakfast Room
- Three Bedrooms - Luxury Bathroom & En-Suite
- Underfloor Heating - Double Glazing - Store Rooms
- Attractive Gardens - Garage - Workshop

Tenure: Freehold EPC Rating: B

**£475,000**



Please note the marker reflects the postcode not the actual property

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MIH105394 - 0006

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