



**Millstream, Kilve, Bridgwater, TA5 1EB**



**welcome to**

**Millstream, Kilve, Bridgwater**

Situated within the picturesque village of Kilve is this beautifully presented detached four bedroom family home set within large mature gardens whilst offering spacious accommodation with the modern comforts of LPG central heating, double glazing & an integral double garage with attic room.



### Front Door

Leading to

### Entrance Hall

Double glazed windows to front, tiled flooring, built in understairs cupboard, radiator, staircase rising to first floor landing, doors to

### Cloakroom

Double glazed window to front, low level WC, wash hand basin, tiled flooring radiator.

### Lounge

16' 1" max x 15' 1" ( 4.90m max x 4.60m )

Double glazed windows to front and side, double glazed sliding patio doors to side, fitted carpet, wall light points, TV point, gas fire set in decorative fireplace, double doors to dining room.

### Dining Room

13' 2" x 12' 1" ( 4.01m x 3.68m )

Double glazed window to side, double glazed sliding patio doors to the rear garden, fitted carpet, radiator, TV point.

### Kitchen/ Breakfast Room

20' x 9' 5" max ( 6.10m x 2.87m max )

Double glazed windows to rear, door to the rear garden, a range of fitted base and wall units with oak fronted doors, granite worktop surfaces, inset one and half bowl stainless steel sink unit, tiled splashbacks, integrated AEG oven, inset AEG electric hob with cooker hood over, wall mounted Vaillant gas fired boiler serving the domestic hot water and central heating systems, space for fridge freezer, tiled flooring, integrated Bosch dishwasher, radiator, TV point, door to

### Utility Room

9' 9" max x 5' 9" ( 2.97m max x 1.75m )

Double glazed window to front, a range of fitted base and wall units, worktop surface, inset stainless steel sink unit, splashbacks, tiled flooring, space and plumbing for washing machine, radiator, integral door to double garage.

### Integral Double Garage

18' 6" x 17' 7" ( 5.64m x 5.36m )

With powered up and over door, double glazed window to rear, door to the rear garden, a range of base and wall units, worktop surface, light and power, staircase rising to

### Attic/ Office

18' 6" x 10' 3" ( 5.64m x 3.12m )

A great additional room with double glazed Velux window to rear, light and power, fitted carpet. This room offers the potential to be incorporating into the main house to create a further bedroom subject to the necessary permission being obtained.

### First Floor Landing

Double glazed window to front, fitted carpet, built in undereaves storage, built in linen cupboard, built in cupboard housing the hot water cylinder, access to roof space, doors to

### Bedroom One

15' 11" max x 12' 1" ( 4.85m max x 3.68m )

Double glazed skylight to side, double glazed window to front, fitted carpet, radiator, built in wardrobe, door to

### Ensuite Bathroom

Double glazed skylight window to side, a fitted suite comprising low level WC, pedestal wash hand basin, radiator, panelled bath with mixer taps/shower attachment over, tiled surrounds, tiled flooring.

### Bedroom Two

10' 8" x 6' 2" ( 3.25m x 1.88m )

Currently being used as a dressing room with a range of fitted wardrobes but if these were removed the room would be returned to a standard bedroom. Double glazed window to rear, fitted carpet, radiator.

### Bedroom Three

10' 8" x 7' 6" max ( 3.25m x 2.29m max )

Double glazed window to rear, fitted carpet, radiator.

### Bedroom Four

10' 8" x 9' 6" ( 3.25m x 2.90m )

Double glazed window to rear, radiator, fitted carpet, door to

### Ensuite Shower Room

Double glazed window to front, a fitted suite comprising large shower cubicle, low level WC, wash hand basin, radiator, shower light point, tiled flooring, tiled surrounds.

### Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with mixer taps/shower attachment over, low level WC, pedestal wash hand basin, shaver light, radiator, tiled flooring, tiled surrounds.

### Outside

The property is approached via double wrought gates giving access to a gravelled driveway offering off road parking and access to front door and double garage. The garden to the front is mainly laid to lawn with flower and shrub beds. The garden extends to the right side of the property where a paved patio can be found with laid to lawn and shrubs, a small stream borders the garden and a pedestrian gate gives access to the rear garden.

The enclosed rear garden comprises of a paved patio to the rear of the property lending itself to an ideal area for alfresco dining. There is an outside water tap and outside lights, laid to lawn, LPG tank enclosed by fence and hedging, flower and shrub beds, garden potting shed and garden tool shed. Towards the rear of the garden is a gate giving access to a lawned garden with flower and shrubs and bordered by a small stream.

There is also access from the front to the rear garden at the left side of the property via a pedestrian gate

### Location

The village of Kilve lies within the Quantock Area of Outstanding Natural Beauty, the first A.O.N.B. to be established, in 1957. The main part of the village, with a 17th century coaching inn, and a busy and well-stocked Post Office and stores lies along the A 39 almost exactly equidistant from Bridgwater to the East and Minehead to the West. This part of the village, formerly known as Putsham, also contains the village hall, and, just to the South, Kilve Court. The larger village of Williton is just 4 miles away and has a doctor's surgery, post office, pharmacy, dentist, fuel station, garage, and vets.

### Council Tax Band

F



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## Millstream, Kilve, Bridgwater

- Popular Picturesque Village of Kilve
- Spacious Detached Four Bedroom Family Residence
- Two Reception Rooms - Kitchen/Breakfast Room and Separate Utility Room
- Two Bedrooms with Ensuite Bathroom - Two Further Bedrooms and Family Bathroom
- Integral Double Garage with Potential for Home Office Over

Tenure: Freehold EPC Rating: F

**£595,000**



Please note the marker reflects the postcode not the actual property

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