



**The Knoll, Parks Lane, Minehead, TA24 5NX**

**welcome to**

**The Knoll, Parks Lane, Minehead**

Situated in a tucked away location just a short walk from the centre is this spacious, beautifully presented and extended semi detached home with fine countryside views, gardens extending to one fifth of an acre and double width garage/workshop with ample parking - Highly recommended.



### Entrance Porch

Covered entrance porch, period part glazed door to

### Entrance Hall

A spacious hall, stairs to first floor landing, understairs storage cupboard, picture rail, radiator, period timber doors to

### Sitting Room

14' x 13' ( 4.27m x 3.96m )

Double glazed bay window to front with attractive views over town towards Hopcott and Grabbist, feature fireplace with inset gas stove, twin alcoves with fitted shelving, picture rail, radiator.

### Dining Room

14' 2" x 12' ( 4.32m x 3.66m )

Double glazed bay window to front with matching views, ornamental feature cast iron fire place, picture rail, radiator.

### Kitchen/breakfast Room

17' 7" x 12' 5" ( 5.36m x 3.78m )

Double glazed window to rear and double glazed french doors to patio and gardens, attractive fitted range of cream wall and base level units, ample wood effect worktop surfaces, inset one and half bowl sink unit, fitted gas fired Aga with twin ovens and twin hotplates, appliance space for slot in companion oven, integrated fridge and dishwasher, matching island unit, tiled surrounds, tiled floor, recessed down lighters, ample space for breakfast table.

### Utility Room

15' 6" x 11' 2" max ( 4.72m x 3.40m max )

Double glazed window and part glazed door to rear, fitted range of wall and base level units with wood effect worktop surfaces, inset one and half bowl ceramic sink with mixer tap, plumbing for washing machine, space for fridge freezer, cloaks hanging, wall mounted Worcester gas boiler, further double storage cupboard, skylight window, tiled floor, door to shower room.

### Shower Room

Skylight window, refitted suite of oversize shower cubicle with glazed enclosure, low level WC, vanity wash hand basin, half tiled surrounds, heated towel rail, tiled floor, extractor fan.

### First Floor Landing

Double glazed window to front with far reaching views, access to loft space with ladder and light, double airing cupboard with shelving, picture rail, period timber doors to

### Bedroom One

14' x 12' ( 4.27m x 3.66m )

Enjoying a dual aspect with double glazed windows to front and side enjoying far reaching views, range of fitted bedroom furniture including two double wardrobes, bedside cabinets and four sets of drawers, picture rail, radiator.

### Bedroom Two

12' x 12' ( 3.66m x 3.66m )

Double glazed window to front with far reaching views, picture rail, radiator.

### Bedroom Three

12' x 10' ( 3.66m x 3.05m )

Enjoying a dual aspect with double glazed windows to side and rear with views to North Hill, fitted storage cupboard, picture rail, radiator.

### Cloakroom

Double glazed window to side, refitted suite comprising low level WC with concealed cistern, double cupboard, half tiled surrounds, tiled floor.

### Bathroom

10' x 6' 1" ( 3.05m x 1.85m )

Double glazed window to rear, re-fitted white suite of tile panel enclosed bath with mixer tap and shower attachment, separate fully tiled oversize shower with glazed enclosure, vanity wash hand basin, tiled surrounds, tiled floor, extractor fan, heated towel rail.

### Garage/Workshop

16' 2" x 16' ( 4.93m x 4.88m )

Detached double garage with Two up and over doors to front, window to rear and personal door to side, power and light, eaves storage.

### Gardens

To the front of the garage there is parking for several vehicles with ample space for caravan or motorhome, gated access leads to a block paved pathway leading to the property, the gardens extend to the front and side of the house with attractive low maintenance landscaping to the front, the side gardens are mainly lawned with well stocked an mature beds and borders, to the front of the property is a lovely terrace from which there are far reaching countryside views and there is a further patio area to the side of the kitchen, ideal for al-fresco dining. Useful range of timber garden storage sheds.

### Summerhouse

10' x 6' ( 3.05m x 1.83m )

Located at the head of the garden with fine views an ideal hobbies room or hideaway with double glazed windows to side and front, glazed double doors to front, power and light.



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## The Knoll, Parks Lane, Minehead

- Wonderful Tucked Away Location Close To Town
- Spacious And Beautifully Presented Accommodation
- Two Reception Rooms - Refitted Kitchen - Utility Room
- Three Double Bedrooms - Refitted Bath & Shower Rooms
- Large Gardens - Fine Views - Double Garage - Ample Parking

Tenure: Freehold EPC Rating: C

**£472,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106616 - 0003

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