



**Parkhouse Road, Minehead TA24 8AE**

**welcome to**

**71 Parkhouse Road, Minehead**

A beautifully presented four/five bedroom detached 1930's family home occupying an elevated position enjoying fantastic far reaching local views. The property has been extended & modernised in recent years to a high standard & stands in attractive well tended gardens, twin driveways & large garage.



### **Entrance Porch**

Covered porch, tiled flooring, fitted bench seating, double glazed door to

### **Entrance Hall**

Turning staircase to first floor landing, BT point, radiator, oak doors with glazed panels to principal rooms

### **Plant Room**

Double glazed window, high quality central heating system with Vaillant gas fired boiler and Vaillant pressurised cylinder, underfloor heating control panel, tiled surrounds

### **Sitting Room**

17' x 14' 3" max ( 5.18m x 4.34m max )

A lovely double aspect room with double glazed window to front and double glazed bay window to side with fitted window seat, feature stone fireplace with gas fire, TV aerial point, radiator, double doors to

### **Lounge/ Family Room**

22' 6" max x 21' 2" max ( 6.86m max x 6.45m max )

Enjoying a triple aspect with double glazed windows to side and rear and double glazed double doors to rear garden, wall light points, fitted pioneer/panasonic home entertainment system, double doors to

### **Dining Room/Cinema/Bedroom 5**

16' 4" x 11' ( 4.98m x 3.35m )

Return door to entrance hall, fitted double storage cupboard, recessed downlighters, radiator

### **Conservatory**

17' 5" x 11' ( 5.31m x 3.35m )

High quality double glazed conservatory with double doors to decking and rear garden beyond, wall light points, TV aerial point, tile effect flooring with underfloor heating

### **Kitchen**

15' 10" x 11' ( 4.83m x 3.35m )

Dual aspect with double glazed window to front and side, stable door to utility/wet room and opening to conservatory.

Beautifully fitted with a range of gloss wood effect wall and base level units, extensive solid granite worksurfaces with matching upstands, inset Villeroy and Boch 1.5 bowl sink unit, Rangemaster gas hob with gloss splash back and hood over, inset eye level double oven, integrated Bosch dishwasher, space for American style fridge/freezer, tiled effect flooring with underfloor heating, recessed downlighters and feature plinth lighting

### **Utility/ Wet Room**

Two double glazed windows to side, fully tiled walls and floor with underfloor heating, Aqualisa shower, low level WC, vanity hand wash basin with drainer, fitted storage cupboards with plumbing for washing machine and space for tumble dryer in addition to further storage space

### **Landing**

A spacious landing with double glazed window to front with attractive views of Woodcombe, loft access via high quality loft ladder with partial boarding, insulation and light, radiator, oak doors to

### **Bedroom 1**

15' x 10' 4" ( 4.57m x 3.15m )

Dual aspect with two double glazed windows to side and double glazed double doors to roof terrace, fitted with four sets of double wardrobes, radiator, TV aerial point, door to

### **En-Suite Shower**

Double glazed window to rear, walk in fully tiled shower cubicle with Aqualisa power shower and glazed enclosure, low level WC and vanity hand wash basin, heated towel rail, fully tiled walls

### **Bedroom 2**

16' x 11' ( 4.88m x 3.35m )

Double glazed double doors to roof terrace and double glazed windows to side, fitted vanity unit with wash hand basin, TV aerial point, radiator

### **Roof Terrace**

15' x 12' ( 4.57m x 3.66m )

Enjoying elevated North Hill views and towards the Bristol Channel, enclosed by wrought iron balustrade

### **Bedroom 3**

11' x 10' 4" ( 3.35m x 3.15m )

Dual aspect with double glazed windows to side and rear with fine views, radiator

### **Bedroom 4**

16' x 7' 3" ( 4.88m x 2.21m )

Dual aspect with double glazed windows to side and front again with attractive views, radiator

### **Bathroom**

Luxury White suite comprising fully tiled walk in shower with Hans Grohe multi head remote control shower and glazed enclosure, stylish vanity wash hand basin with wall mounted tap and controls, low level WC with concealed cistern and panelled enclosed bath with Hans Grohe wall mounted controls and centre fill, fully tiled walls, heated towel rail, recessed downlighters, extractor fan

### **Front Garden**

Attractive landscaped front garden with twin driveways for off street parking for 6/8 vehicles with driveway lighting, lawned area with raised terraces, outside tap and sensor lighting, central steps and path to front door, level side access with raised planters

### **Rear Garden**

Lovely landscaped rear garden with decking and patio areas ideal for alfresco dining and entertaining, pergola with mature vines, winding path to head of garden with rose arbor, vegetable garden with greenhouse, lovely specimen shrubs and trees, expanse of lawn, further raised terrace with summer house and stunning views

### **Garage**

22' 10" x 11' 5" ( 6.96m x 3.48m )

Large detached garage with electric remote up and over door, Vaillant wall mounted climate control unit, inspection pit, eaves storage, personal door to side, light and power

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## 71 Parkhouse Road, Minehead

- Substantial 1930's Four/Five Bedroom Home
- Three/Four Reception Rooms - Stunning Kitchen
- Three Bath/Shower Rooms - Double Glazing
- Gas Central Heating - Attractive Landscaped Gardens
- Twin Driveways - Large Air Conditioned Garage

Tenure: Freehold EPC Rating: C

# £595,000



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MIH105969 - 0006

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