



The Heronry, Coast Road,
Berrow, Somerset, TA8 2QU

Brightestmove

Brightest move

O.I.EO £400,000



Brightestmove are delighted to offer for sale this newly built detached house which is situated in an appealing tucked away position set back from Coast Road in the village of Berrow which is situated in-between Burnham-on-Sea and Brean.

This individual, high specification and architect designed home is constructed of red brick with a reclaimed pantile roof and benefits from an economical and environmentally friendly air source heat pump which provides both heating (including under floor heating downstairs) and hot water.

The Heronry is accessed through double gates and its own winding driveway with ample off street parking leading to the oversized detached single garage.

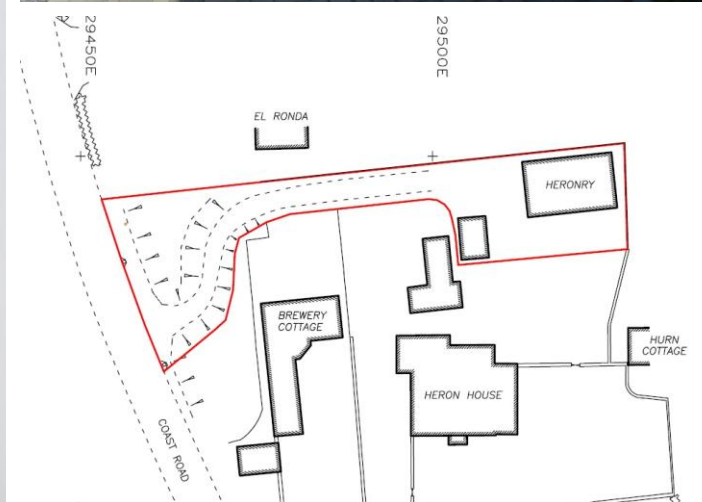
The property is situated at the end of the driveway with a South facing garden which is predominantly laid to lawn.

The double glazed accommodation briefly comprises utility room, quality fitted kitchen with built in appliances which is open plan to a spacious dining/family room.

In addition, there is a cloakroom/WC and a separate reception room (which could be used as a bedroom) with triple aspect double glazing including bi-fold doors which lead in to the garden.

Upstairs there are three double bedrooms with en-suite shower room to bedroom one and a family bathroom.

New flooring has been laid throughout to complement the solid oak staircase and internal doors.



The small coastal village of Berrow has a 6 mile beach with sand dunes and walks, numerous holiday parks as well as a public house, convenience store and primary school. A wider range of amenities are available in the nearby town of Burnham-On-Sea.

An internal inspection is essential to fully appreciate this unique detached coastal home.

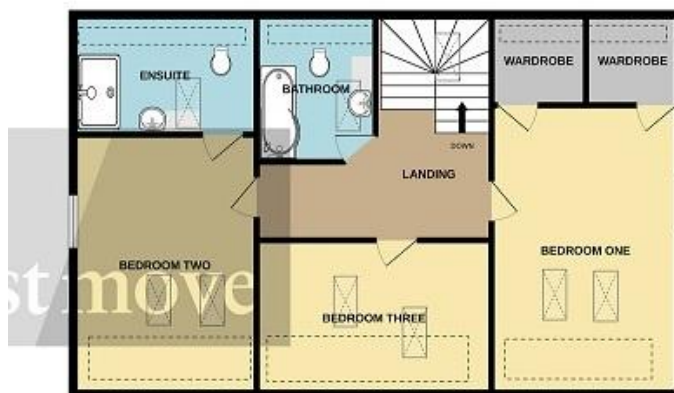
For more information or an appointment to view please contact the vendors sole agents.

SERVICES: Mains electricity, water and drainage HEATING: Air source heat pump. TENURE: Freehold COUNCIL TAX BAND: TBA

GROUND FLOOR



1ST FLOOR



Living Room 23' 09" x 11' 10" (7.24m x 3.61m)

Kitchen 13' 02" x 11' 09" (4.01m x 3.58m)

Utility Room 11' 06" x 5' 09" (3.51m x 1.75m)

Dining/Family Room 20' 06" x 16' 03" (6.25m x 4.95m)

Bedroom One 12' 10" x 11' 06" (3.91m x 3.51m) (into eaves)

Bedroom Two 11' 09" x 11' 04" (3.58m x 3.45m) (into eaves)

Bedroom Three 14' 10" x 7' 03" (4.52m x 2.21m) (into eaves)

Garage 18' 05" x 12' 04" (5.61m x 3.76m)

Approximate Total Floor Area 177 Square Metres

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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