



**Longfield Drive, Wedmore**

**Offers Over £530,000**



**debbie fortune**

ESTATE AGENTS

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**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 2**

Impeccably maintained and beautifully finished, this four-bedroom home features an elegant White Lias stone exterior and a sunny south-facing garden that leads to a garage and parking for two vehicles. Tucked away on a peaceful plot in a highly regarded village, it offers both charm and convenience.

Built in 2021 and carefully looked after by its current owners, the property is perfect for anyone seeking a move-in-ready home with no need for renovations or even a lick of paint. A modern, neutral colour scheme runs throughout, giving every room a bright, airy feel. On clear days, the rear of the house is bathed in sunlight, drawing you out to the terrace with views over the garden. With an excellent 'B' energy rating, the house stays warm and efficient during the colder months. The layout has been thoughtfully designed for both style and practicality, with balanced, symmetrical living spaces running from front to back on either side of a welcoming entrance hall that also includes a handy cloakroom.



The sitting room opens directly onto the terrace through bifold doors, seamlessly connecting indoor and outdoor living. On the opposite side, the kitchen and dining room offer generous space for family meals and entertaining. The kitchen features sleek contemporary units paired with pale quartz worktops, along with integrated Neff double ovens, a dishwasher, and a fridge. Additional appliances and storage are conveniently housed in the adjoining utility room.

Upstairs are four well-proportioned bedrooms. The principal bedroom enjoys a contemporary ensuite shower room and a full wall of mirrored fitted wardrobes. Two further bedrooms also include built-in storage, and all three share the family bathroom with the fourth bedroom.

Outside, the front of the property is framed by a low stone wall and neatly trimmed hedging, with a central paved path leading to the front door. The rear garden is fully enclosed by a high boundary wall and can be accessed via a side gate. Paved paths surround the lawn and connect the sunny terrace to the garage, which has a side door opening directly into the garden. The driveway provides parking for two cars.





TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



**What we love about this property...** We love the modern and well-designed kitchen, the thoughtful and balanced layout, the excellent energy efficiency, and the peaceful village setting complete with garage and parking.

**Situation:** The beautiful, historic village of Wedmore has a wealth of local amenities, including a village shop, post office, gift shops, clothing shops, a butcher, fish monger and renowned pubs and cafés. There is a doctor's surgery, dentist, and chemist. The village is set in a stunning rural location providing plenty of opportunities for outdoor pursuits, with Wedmore Golf Club on the outskirts of the village. There are transport links to the A38 with direct links to Bristol International Airport and the M5 junction 22. The larger centres of Bristol and Bath are about 23 and 30 miles away respectively, with the cathedral city of Wells approximately nine miles away. The property falls within the popular catchment area for Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form in Cheddar, where there is also Kings Fitness and Leisure Centre.

**Directions:** From Wedmore High Street, turn into Church Street and Pilcorn Street, heading out of Wedmore. Just before you reach Wedmore First School take the right turning into Longfield Drive. Follow the road up with the park on your right, and number 29 will be in the corner on your right.  
What3Words: ///flash.crust.structure

**Material Information:** This property operates on Hive Dual heating supply. Council Tax band: F  
EPC Rating: B

