Natasha Howarth

ESTATE AGENTS









72 Kings Drive, Bridgwater, TA6 4FP

Offers in excess of £315,000

Natasha Howarth Estate Agents are delighted to offer for sale this spacious four bedroom detached house which is situated on the popular Kingsdown development on the northern outskirts of Bridgwater.

Cleverly designed and built in 2021 with the remainder of the NHBC guarantee in place, this house will perfectly suit a wide variety of purchasers. This double glazed and centrally heated home briefly comprises reception hallway, living room, snug/ dining room, large kitchen/diner, utility room and W.C to the ground floor.

The spacious part galleried landing provides access to the four bedrooms (ensuite shower room to bedroom one) and a family bathroom.

Externally there is off street parking for two vehicles in front of the garage.

The enclosed rear garden benefits from a large lawn. The development benefits from a Tesco Express and 'Willowdown' primary school. Bridgwater town centre is approximately 2 miles distance and offers a wide range of shopping facilities including a recently opened cinema and bowling complex.

The property is offered to the market with NO ONWARD CHAIN and a viewing comes highly recommended!

ENTRANCE
Via open canopy porch and double glazed composite front door with obscure panes inset to:

HALLWAY
Radiator, staircase rising to first floor and access to lounge, dining room/ snug and kitchen/diner.

LOUNGE
Front aspect double glazed window. Radiator.

KITCHEN/ DINER
Rear aspect double glazed window. Fitted with a range of matching wall, base and drawer units with granite effect work surfaces over and one and a quarter stainless steel sink and drainer unit inset. Built in stainless steel appliances to remain including electric oven with grill and four ring gas hob with chimney style extractor hood over. Integrated appliances to include dishwasher and fridge freezer. Wood effect flooring, radiator. Door to utility room and rear aspect double glazed French doors to rear garden.

CLOAKROOM
Fitted with a two piece white suite comprising pedestal wash hand basin and close coupled WC with push button flush. Wood effect flooring, extractor fan, radiator.

UTILITY ROOM
Built in wall and base units with space for appliance beneath. Wall mounted gas fired boiler. Wood effect flooring, double glazed door to the garden.

LANDING
Part galleried landing, built in storage cupboard, loft hatch and access to:

BEDROOM ONE
Rear aspect double glazed window, radiator, door to:

ENSUITE
Rear aspect obscure double glazed window. Fitted with a three piece suite comprising oversized tiled shower cubicle with shower, pedestal wash hand basin and close coupled WC with push button flush. Wood effect flooring, partially tiled walls, radiator, extractor fan.

BEDROOM TWO
Front aspect double glazed window. Built in wardrobes, radiator.

BEDROOM THREE
Front aspect double glazed window, radiator.

BEDROOM FOUR
Front aspect double glazed window, radiator.

BATHROOM
Rear aspect obscure double glazed window. Fitted with a three piece white suite comprising panelled bath with shower and glass screen, pedestal wash hand basin and close coupled WC with push button flush. Part tiled walls, wood effect flooring, radiator, extractor fan.

EXTERIOR

FRONT GARDEN
Open plan, predominantly laid to slate chippings with side gate to the rear garden.

PARKING
For two vehicles on own drive.

GARAGE
Garage in a block with pitched and tiled roof. Accessed via up and over door.

REAR GARDEN
Enclosed predominantly by panel fencing with timber gate inset to parking and garage. Outside tap. Mainly laid to lawn with slate chipping surround to one side area.

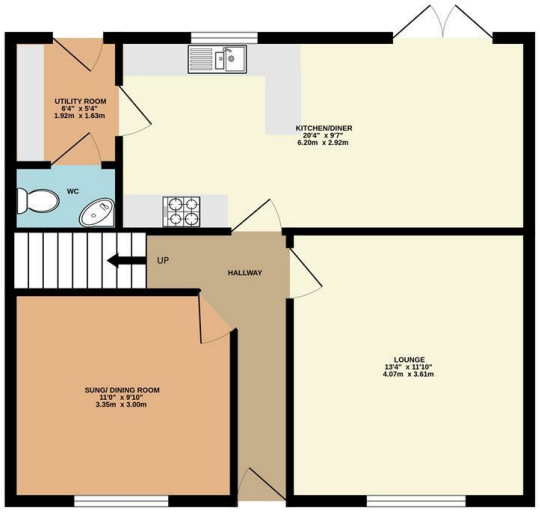
SERVICES
Mains gas, electricity, water and drainage.

HEATING
Gas fired central heating system.

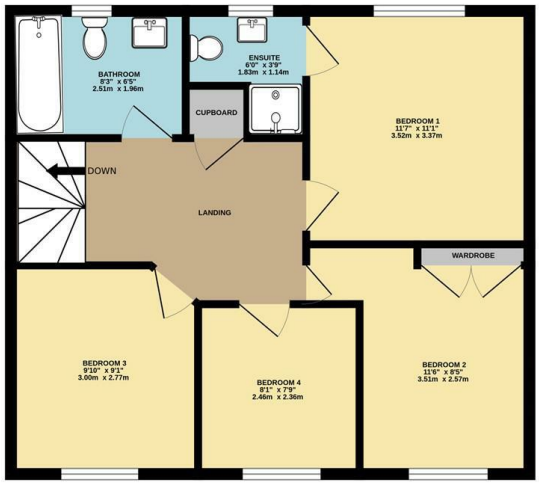
ESTATE CHARGE
The property is subject to an annual Estate Charge of approximately £200 per annum.

Floor Plan

GROUND FLOOR

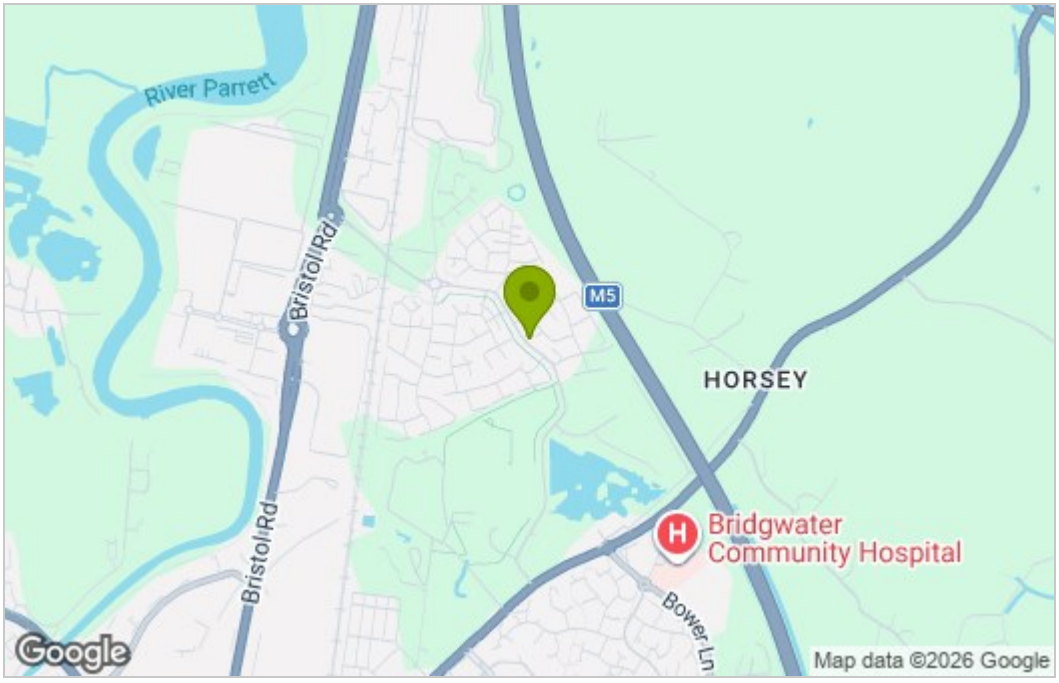


1ST FLOOR

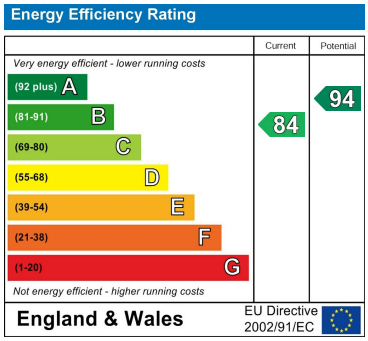


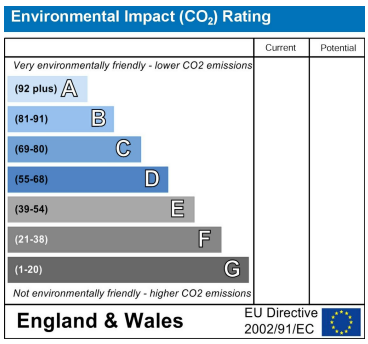
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.

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