

  
**Natasha Howarth**  
ESTATE AGENTS



Vale Rise Danesboro Road, Bridgwater, TA6 7LS

**£375,000**

A newly new and exceptional three/ four bedroom detached house located in a choice position on the West Side of Bridgwater. The property has an impressive kitchen/ diner/ family room with built in appliances and under floor heating and separate living room with a modern flame effect electric fire to create a cosy feel. The property has been built to a high specification with double glazing and an electric air source heat pump. Internally the accommodation comprises entrance hallway, cloakroom, living room and kitchen/diner/ family room to the ground floor. To the first floor are four bedrooms (ensuite to master) and a family shower room.

Externally there is off road parking to the front for multiple vehicles and an impressive low maintenance garden to the rear. The property is conveniently situated for both the local primary and secondary schools and within a mile of the range of amenities available in the town centre of Bridgwater.

For an appointment to view please contact the vendor's sole agent.

## ENTRANCE

Via open canopy porch leading to double glazed door and window combination unit with obscure glass panes to:

## ENTRANCE HALLWAY

Stairs rising to first floor. Under stairs cupboard, radiator, doors to cloakroom, living room and kitchen/ diner/ family room.

## CLOACKROOM

Obscure double glazed window to side aspect. Fitted with a white two piece suite comprising W.C and vanity wash hand basin with tiled splashbacks. Radiator..

## LIVING ROOM

Double glazed window to front aspect. Electric feature fireplace inset with flame effect. Radiator.

## KITCHEN/ DINER/ FAMILY AREA

Double glazed window to rear aspect. Fitted with a matching range of light grey wall, base and drawer units with work surfaces over and sink and drainer unit inset. Integrated appliances to remain to include double oven and microwave. Electric hob with stainless steel chimney style extractor over. Integrated fridge/ freezer. Breakfast bar. Tiled splashbacks. Space and plumbing for a washing machine, space for a dishwasher. Radiator, part tiled floor in kitchen area. Cupboard housing the water tank. Under- floor heating. Double glazed patio doors to garden.

## LANDING

Obscure double glazed window to side aspect. Loft hatch, radiator, doors to bedrooms and shower room.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, door to:

## ENSUITE

Double glazed obscure window to side aspect. Fitted with a white three piece suite comprising shower cubicle with mains shower over, W.C and vanity wash hand basin. Tiled walls, tiled flooring.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## SHOWER ROOM

Double glazed obscure window to side aspect. Fitted with a white three piece suite comprising shower

cubicle with mains shower over, W.C and vanity wash hand basin. Tiled walls, tiled flooring, heated towel rail.

## EXTERIOR

### PARKING

On own driveway for multiple vehicles

### GARDEN

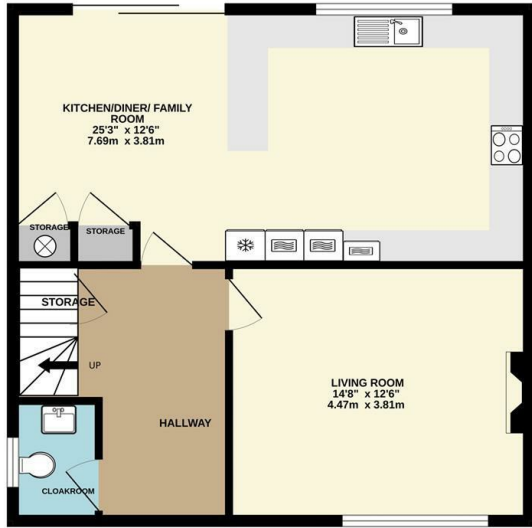
Fully enclosed with timber gates to both sides leading to front of property. Mainly laid to lawn with raised patio and BBQ area.

### SERVICES

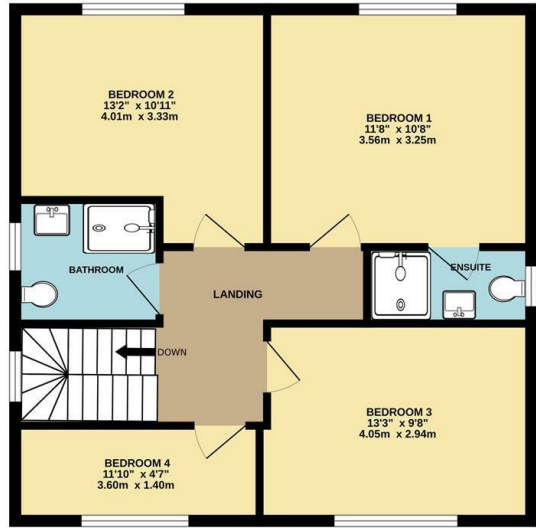
Electric Air Source Heat Pump, electricity, water and drainage.

# Floor Plan

GROUND FLOOR

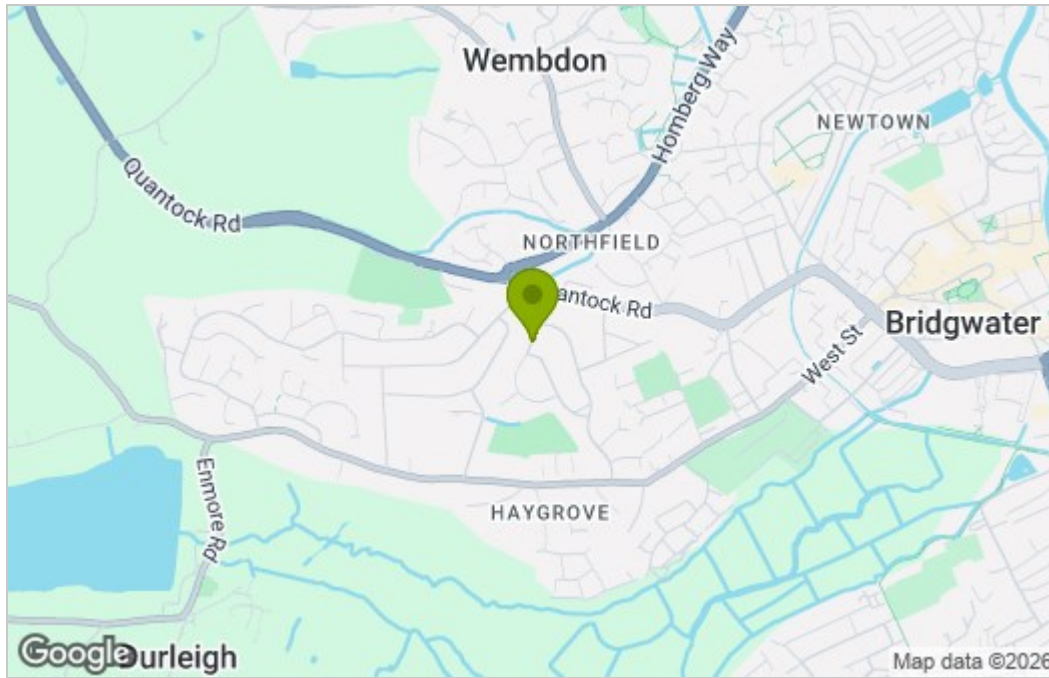


1ST FLOOR

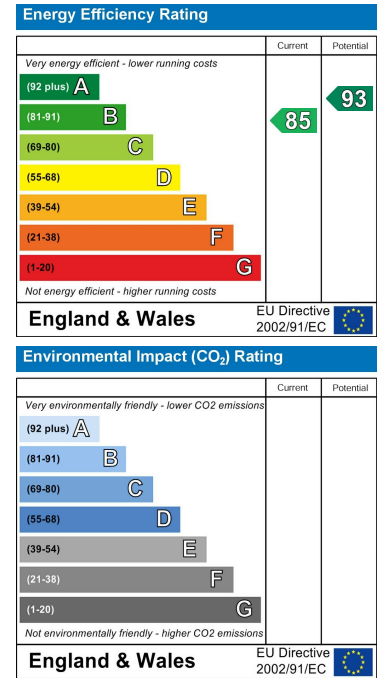


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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