



# Olive

ESTATE AGENTS



## 14 Manor Way, Burnham-On-Sea, TA8 2RG £850,000

\*\*\* TRULY SPECTACULAR DETACHED FAMILY HOME \*\*\* OVER 3,700 SQ/FT OF ACCOMMODATION \*\*\* 5 DOUBLE BEDROOMS \*\*\* TWO DRESSING ROOMS & THREE BATHROOMS \*\*\* LIVING ROOM \*\*\* FAMILY ROOM \*\*\* DINING ROOM \*\*\* KITCHEN / FAMILY ROOM \*\*\* UTILITY ROOM \*\*\* RECEPTION ROOM / 2ND OFFICE AREA \*\*\* MAIN OFFICE \*\*\* CINEMA ROOM \*\*\* STORE ROOM \*\*\* OFF STREET PARKING FOR 7-8 CARS \*\*\* HUGE REAR GARDEN \*\*\* REAR TERRACE & HOT-TUB AREA \*\*\* NO ONWARD CHAIN \*\*\* EPC C \*\*\* COUNCIL TAX BAND F \*\*\*

### **Entrance Vestibule**

Accessed through a double glazed composite door with a matching, obscure double glazed side panel, ceiling spotlights, radiator, double doors to a large cloaks / storage cupboard, wooden glazed door to;

### **Entrance Hall**

A spacious entrance hall with a front aspect uPVC double glazed window, stairs leading to the first floor landing with a useful under-stairs storage cupboard, ceiling spotlights, solid oak wooden flooring, doors to the living room, kitchen / dining room & family room areas and an inner hallway leading to the cloakroom, reception room / 2nd office area and the cinema room. This inner hallway has laminate wooden flooring, radiator and a front aspect uPVC double glazed window.

### **Cloakroom**

With ceiling light, extractor fan, part tiled walls, tiled flooring, chrome heated towel rail, vanity units incorporating wash hand basin with a chrome mixer tap, low level WC with a hidden cistern and a door to a useful cloaks / storage cupboard (previously the shower area).

### **Living Room**

A front to back, triple aspect room with uPVC double glazed windows to the front and side, and wooden double glazed doors leading into the dining / family room areas. Ceiling spotlights, engineered wooden flooring, radiators and a feature, brick built fireplace with a cast iron log burner, wooden beam over and a patio / paved hearth.

### **Office**

A fully fitted out side aspect room with a wide range of desktops / cabinets / cupboard / shelving units etc, wood effect vinyl flooring, radiator, ceiling spotlights.

### **Kitchen / Breakfast Room**

A beautifully appointed rear aspect room with a glazed door to the utility room and with rear aspect uPVC double glazed windows and a door leading out on to the (part) sheltered rear terrace / decking and hot tub area. Two feature hanging lights, ceiling spotlights, wood effect vinyl flooring and a further door to the walk in pantry. The pantry has a ceiling light and has been fitted with a range of shelving.

The kitchen has a comprehensive range of base and eye level units with quartz white starlight work-surfaces, inset 1 & 1/2 bowl stainless steel sink with an adjacent drainer and mixer tap, two large, integrated, stainless steel ovens, each with ovens and grills. Integrated microwave oven, gas five-rig hob with an extractor hood over, built in dishwasher, built in recycling bin cupboard, large detached, breakfast bar island with units, built in wine fridge and seating space for at least 4 people.

### **Dining Room**

A rear aspect room with an opening into the rear family

room, with ceiling hanging light, engineered wooden flooring and radiator.

### **Rear Family Room**

A spacious, light and airy room with full height and full width, rear aspect, composite double glazed windows overlooking the rear garden and side aspect bi-folding doors leading out to the (part) sheltered terrace and hot tub area. Vaulted ceiling with three wooden double glazed Velux rooflights. Two feature hanging lights, two feature vertical radiators, engineered wooden flooring, wooden glazed doors leading through to the main living room and with a feature ethanol fireplace wall.

### **Utility Room**

A rear and side aspect room with a uPVC double glazed window to the side and a uPVC double glazed stable door leading out to the rear, ceiling spotlights, extractor fan, radiator, wood effect vinyl flooring. Fitted with a range of base and eye level units with Quartz Starlight worktops, inset 1 & 1/2 bowl stainless steel sink with an adjacent drainer and mixer tap, space and plumbing for a washing machine and tumble dryer, built in freezer and open fronted cupboard with space and plumbing for an American style fridge / freezer.

### **Reception Room / 2nd Office**

A side aspect room with a uPVC double glazed window, ceiling spotlights, wood effect vinyl flooring, radiator, door to the main office.

### **Cinema Room**

A fabulous feature of the property with front aspect uPVC double glazed windows, ceiling spotlights, three radiators and a part free standing / part integrated sound system. There is also a fabulous range of plug sockets.

### **First Floor Landing**

A spacious galleried landing area with ceiling light, loft hatch giving access to the roof space, doors to bedrooms 1, 2, 3, 4, 5 and the family bathroom. Further door to the airing cupboard. The inner landing has a large uPVC double glazed emergency exit out on to the balcony. Radiator.

### **Master Bedroom**

A huge front and side aspect room with uPVC double glazed windows to the front and with uPVC double glazed French Doors leading out on to the balcony, ceiling spotlights, three radiators, air conditioning unit and a door to the walk in dressing room and en-suite.

### **Dressing Room**

A fabulously kitted out dressing room with a range of built in wardrobes / storage cupboards etc, ceiling spotlights, loft hatch giving access to the roof space, vanity / dressing space with a dressing table style worktop.

### **En-Suite Shower Room**

A fully tiled side aspect wet-room style shower room with a side aspect obscure uPVC double glazed window,

ceiling spotlights, tiled flooring, chrome heated towel rail, low level WC, vanity units incorporating his and hers wash hand basins with chrome mixer taps. Large walk in wet-room style shower area with an over head rain shower and hand held mains shower system.

### **Bedroom Two**

Another very large rear aspect bedroom with uPVC double glazed windows, ceiling light, two radiators, air conditioning unit and doors to the dressing room and en-suite shower room.

### **Dressing Room**

A rear aspect room with a uPVC double glazed window, ceiling spotlights, radiator and a with a good range of built in and floor standing bedroom furniture.

### **En-Suite Shower Room**

With ceiling spotlights, roof tube light, tiled flooring, chrome heated towel rail, low level WC, vanity units incorporating his and hers wash hand basins with chrome mixer taps, glazed and tiled shower enclosure with a wall mounted mains shower system.

### **Bedroom Three**

A spacious rear aspect room with a uPVC double glazed window, ceiling light, radiator.

### **Bedroom Four**

A spacious rear aspect room with a uPVC double glazed window, ceiling light, radiator.

### **Bedroom Five**

A spacious front aspect room with a uPVC double glazed window, ceiling light, radiator.

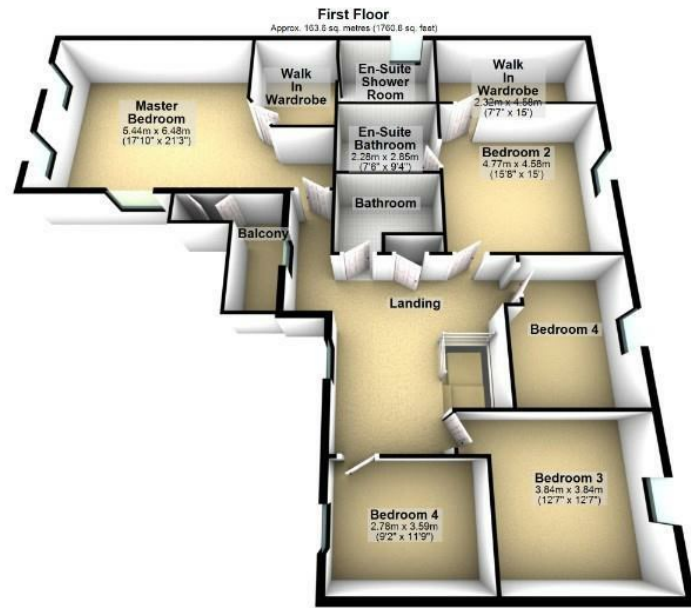
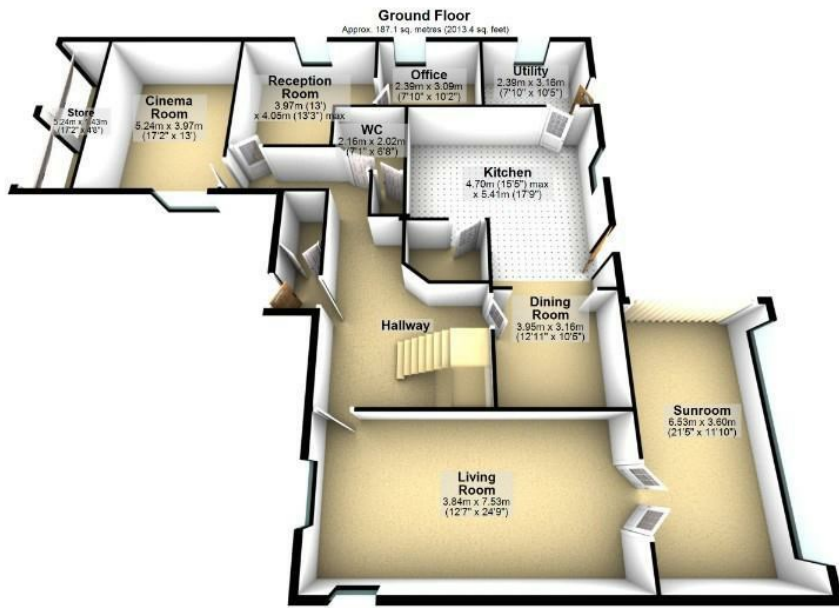
### **Family Bathroom**

A ceiling roof light, ceiling spotlights, tiled flooring, part tiled walls, chrome heated towel rail, low level WC, vanity unit incorporating wash hand basin with twin taps, large p-shaped panel enclosed bath with tiled walls, glazed shower screen, built in mirror / TV and an over-head mains shower system.

### **Outside**

To the front of the property there are gardens and driveway parking for at least 8 cars, side access to the rear garden. Garage doors to the store room (previously part of the garage).

The rear garden is an extremely vast space, predominantly laid to lawn. There are two sets of steps up to the (part) sheltered, raised decking / outdoor terrace and hot tub area. There is an outdoor kids play-area and with open fields and farmland beyond.



Total area: approx. 350.6 sq. metres (3774.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	