

  
**Natasha Howarth**  
ESTATE AGENTS



23 Poplar Road, Bridgwater, TA6 4UH

**£289,950**

An opportunity to purchase this exceptional, extended three bedroom home which is extremely well presented throughout. The real show stopper is the beautiful kitchen/ family room/ snug with doors opening onto the garden.

Located in a cul-de-sac position on the ever popular Bower Manor development, the property provides a well proportioned family residence with great attention to detail!

In brief the property comprises entrance hall, living room, kitchen/ family room/ snug and utility room to the ground floor. To the first floor are three bedrooms with a fantastic family bathroom.

Externally there is parking for numerous vehicles to the front and to the rear is a low maintenance garden.

For an appointment to view, please contact the vendors sole agent.

## ENTRANCE

Via UPVC double glazed door to:

## PORCH

Side aspect double glazed window, wood effect flooring, door leading to converted garage and opening to:

## LIVING ROOM

Front aspect double glazed window. Radiator, tiled flooring. Media wall with electric fire inset. Door leading to staircase and opening to kitchen.

## KITCHEN/ DINER

Fitted with a range of light grey wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset. Integrated fridge freezer, integrated double over, integrated gas hob with concealed extractor over, integrated dishwasher. Radiator, wood effect flooring, double glazed door to the garden. Opening to the snug/ family room.

## SNUG/ FAMILY ROOM

Double glazed window to rear aspect. Media wall with electric fire inset. Dual roof lanterns. Wood effect flooring, radiator. Double glazed patio doors to the garden.

## GARAGE/ UTILITY ROOM

Up and over door. Side aspect double glazed door and window. Fitted with a range of dark grey base units with roll top work surfaces over and sink and drainer unit inset. Space and plumbing for a washing machine, space for a tumble dryer. Tiled flooring. Storage area.

## LANDING

Side aspect double glazed window, access to loft, doors to:

## BEDROOM ONE

Front aspect double glazed window, radiator,

## BEDROOM TWO

Rear aspect double glazed window, radiator. Built in mirror fronted wall of wardrobes.

## BEDROOM THREE

Front aspect double glazed window, radiator.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a four piece suite comprising freestanding bath, corner shower cubicle with shower over, wash hand basin and WC, tiled walls and floor, heated towel rail.

## EXTERIOR

## PARKING

On own drive for multiples vehicles.

## GARDEN

Enclosed by panel fencing, patio area adjacent to property. Mainly laid to lawn. Timber pedestrian gate to side.

## SERVICES

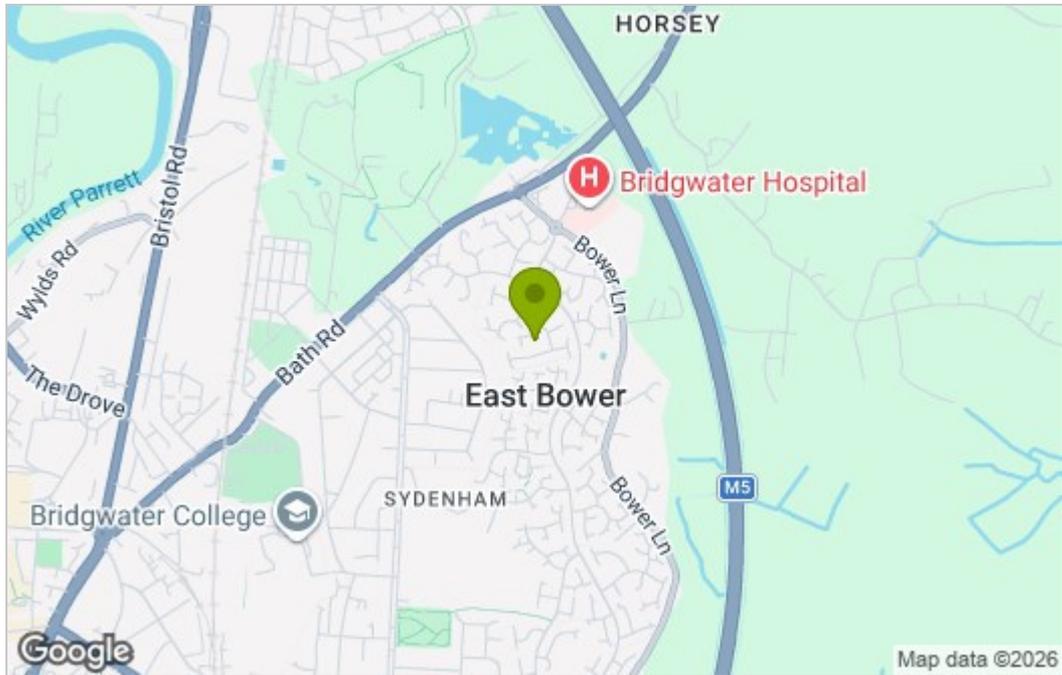
Mains gas, electricity, water and drainage.

# Floor Plan

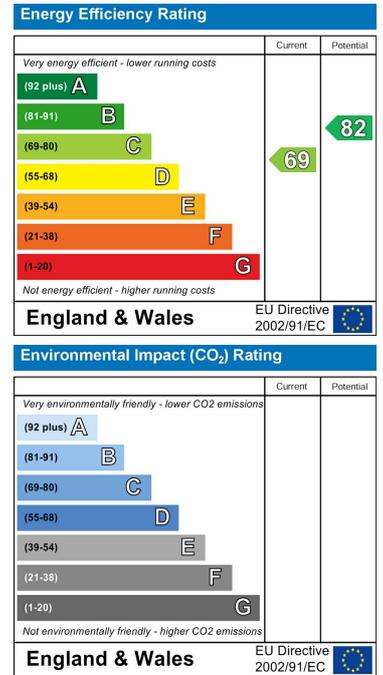


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



01278 574562 07710 392220  
sales@nhowarthestateagents.co.uk  
www.natashowarthestateagents.co.uk

