


Natasha Howarth
ESTATE AGENTS



28 Stag Valley Road, Bridgwater, TA6 7BZ

£450,000

An exceptional detached family home in the sought-after Durleigh area is now available for purchase. This property has been extensively upgraded since its construction in 2020 by Kier & Notaro Homes with the added benefit of the remaining NHBC guarantee. The property is contemporary and stylish with a stunning 'Howdens' kitchen/ breakfast room and two further reception rooms. The real show stopper is the landscaped garden with an indoor/ outdoor area & mood lighting.

Durleigh Gardens is a modern development that offers executive living in a peaceful environment, whilst only being a few minutes from Bridgwater's town centre.

This is a rare opportunity to live in one of Bridgwater's most prestigious locations and enjoy a superior standard of living. Don't miss out on your chance to own your dream home. Durleigh Gardens 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

Open canopy porch with front door to:

ENTRANCE HALLWAY

Double glazed window to front aspect. Wood effect flooring, staircase rising to first floor, radiator. Doors to living room, dining room, cloakroom, and kitchen/ breakfast room.

LIVING ROOM

Double glazed window to front aspect. Radiator.

W.C

Obscure side aspect double glazed window. Fitted with a two piece white suite comprising close coupled WC with push button flush and wash hand basin with tiled splashback. Radiator, wood effect flooring.

KITCHEN/ BREAKFAST ROOM

Double glazed window to rear aspect. Fitted with a range of matching high gloss grey wall, base and drawer units with roll top work surfaces over and one and a quarter bowl stainless steel sink and drainer unit inset. Built in appliances to remain including five ring gas hob with stainless steel chimney style extractor hood over with matching splash back. Electric double oven. Integrated fridge, freezer and dishwasher. Wood effect flooring, radiator, under stairs storage cupboard. Double doors to dining room and door to utility room.

UTILITY ROOM

Fitted with a range of high gloss grey wall and base units with work surfaces over and stainless steel sink and drainer unit inset. Space and plumbing for washing machine and space for tumble dryer. Wall mounted gas fired boiler (concealed in wall unit). Wood effect flooring. Side aspect double glazed door to parking and pedestrian gate to the garden.

DINING ROOM

Double glazed patio doors to the garden. Radiator.

LANDING

Double glazed window to front aspect. Airing cupboard with heater. Radiator, loft hatch, doors to bedrooms and family bathroom.

BEDROOM ONE

Front aspect double glazed window. Built in double wardrobe, radiator, door to En-suite.

ENSUITE SHOWER ROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising large tiled walk in shower cubicle with mains shower, close coupled WC with push button flush and wash hand basin. Wood effect flooring, heated towel rail. Partially tiled walls.

BEDROOM TWO

Front aspect double glazed window, built in wardrobe, radiator.

BEDROOM THREE

Rear aspect double glazed window, built in wardrobe, radiator.

BEDROOM FOUR

Front aspect double glazed window, built in wardrobe, radiator.

BATHROOM

Obscure side aspect double glazed window. Fitted with a three piece suite comprising panelled bath with mains shower over and glass shower screen, wash hand basin and close coupled WC with push button flush, tiled splash backs, wood effect flooring, heated towel rail.

EXTERIOR

PARKING

On own drive to side for multiple vehicles leading to:

GARAGE

Accessed via up and over door to front with power and light connected. Double glazed personnel door to the garden.

GARDEN

Fully enclosed with side pedestrian gate providing access to driveway. Large patio adjacent to house. Mainly laid to Astro- Turf. Timber decking to rear for seating area. Chipping border. Outdoor/ Indoor area ideal for a hot tub/ BBQ/ Dining Area.

SERVICES

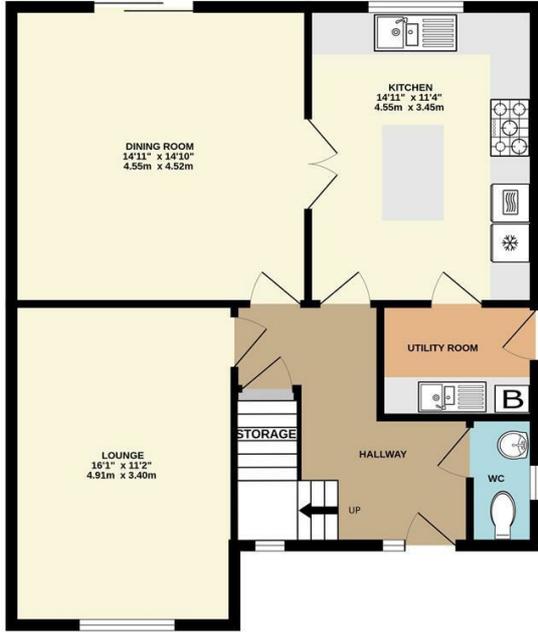
Mains gas, electricity, water and drainage.

NB- ESTATE CHARGE

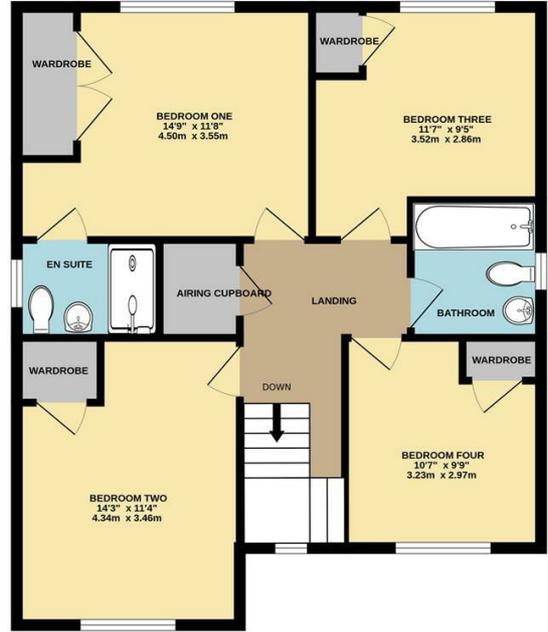
In the region of £281.56 per annum

Floor Plan

GROUND FLOOR

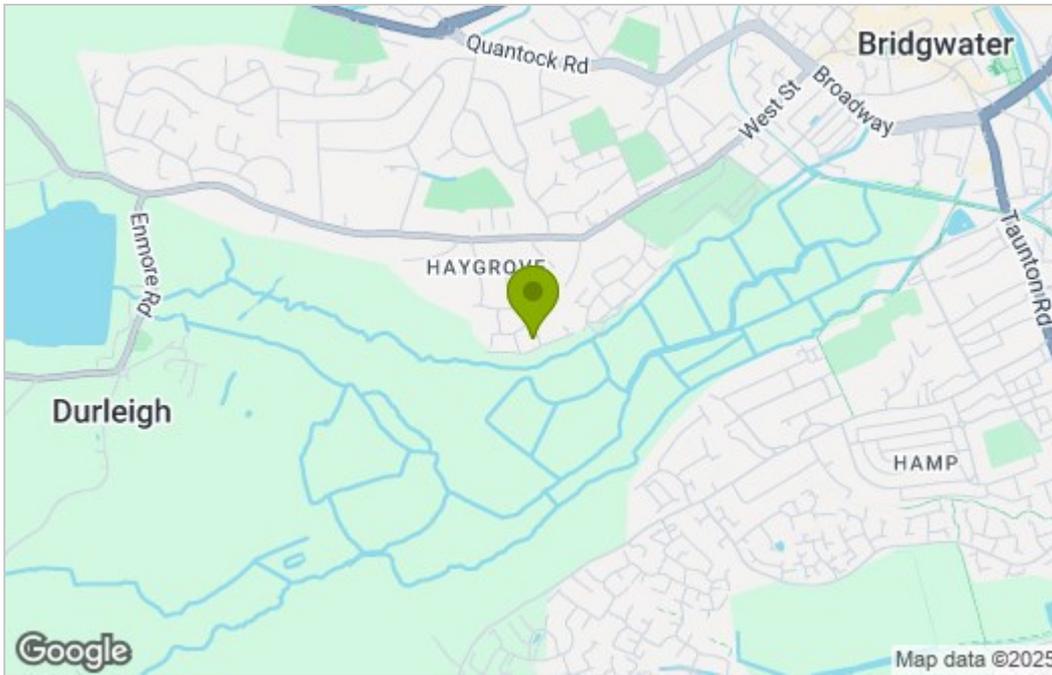


1ST FLOOR

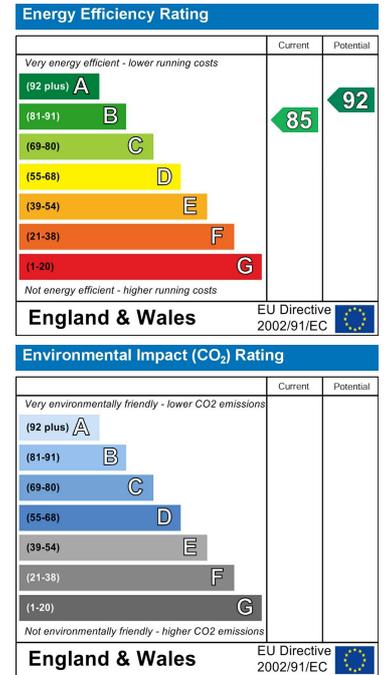


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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