



# Olive

ESTATE AGENTS



## 23 Queensway Close, Mark, Somerset TA9 4PH £395,000

\*\*\* WOW \*\*\* WOW \*\*\* WOW \*\*\* SPECTACULAR DETACHED BUNGALOW IN THE HEART OF MARK VILLAGE \*\*\* UNBELIEVABLE VALUE FOR MONEY \*\*\* COMPLETELY RENOVATED THROUGHOUT \*\*\* FABULOUS KITCHEN / DINING & FAMILY / LIVING ROOM \*\*\* THREE BEDROOMS \*\*\* MASTER EN-SUITE SHOWER ROOM \*\*\* BEAUTIFUL FAMILY BATHROOM \*\*\* LARGE UTILITY ROOM \*\*\* DECENT FRONTAGE / GARDEN \*\*\* OFF STREET PARKING FOR AT LEAST THREE / FOUR CARS (BUT WITH SPACE TO MAKE LOTS MORE PARKING, SHOULD IT BE REQUIRED) \*\*\* GARAGE CONVERTED TO A STORE / UTILITY ROOM \*\*\* LOW MAINTENANCE REAR GARDEN WITH PATIO / PAVED TERRACE \*\*\* COUNCIL TAX C \*\*\*

### Utility Room

**11'1 x 6'10 (3.38m x 2.08m)**

The main Entrance is through into the Utility Room through a double-glazed composite door with a UPVC double-glazed window to the side. There is vaulted ceiling, ceiling spotlights, a wooden double glazed Velux style roof light, a double-glazed composite door leading through to the Kitchen/Family Room, and a UPVC double-glazed door to the rear terrace and garden with a matching UPVC double glazed side panel. Tile effect vinyl flooring, a range of base and eye level units with a quartz square edge work surface and a wall mounted electric heater.

### Living/Kitchen Dining and Family Room

**23'6 x 19'8 max (7.16m x 5.99m max)**

A front aspect room with a UPVC double glazed bay fronted window, a secondary UPVC double glazed window and a UPVC tilt and turn double glazed door leading out to the front. With ceiling spotlights, laminated wooden flooring, 2 radiators and an opening through to the Rear Hallway. The Kitchen has been fitted with a range of base and eye level units with quartz square edge work surfaces, a breakfast bar area with seating space for 2 people, integrated fridge and freezer, integrated dishwasher, integrated Neff double oven, inset 1 ½ bowl sink with an adjacent drainer and mixer tap, a 4-ring ceramic hob with an extractor hood over, ample space for dining table and chairs.

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### Master Bedroom

**12'11 x 9'8 (3.94m x 2.95m)**

A rear aspect room with UPVC double glazed window, ceiling spotlights, radiator, built-in wardrobes and door through to the ensuite shower room.

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### Ensuite Shower Room

With ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and a large step-in glazed and tiled shower area with a wall mounted mains twin point shower system over.

### Bedroom 2

**12'7 x 7'11 (3.84m x 2.41m)**

A rear aspect room with almost full width bi folding doors leading out to the rear garden with ceiling spotlights, wood effect vinyl flooring and radiator.

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### Bedroom 3

**8'11 x 8' ( 2.72m x 2.44m)**

A rear aspect room with UPVC double glazed window, ceiling spotlights, radiator.

### Family Bathroom

**8'9 x 6'8 (2.67m x 2.03m)**

A side aspect room with an obscure UPVC double glazed window, ceiling spotlights, extractor fan, tiled flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with a chrome mixer tap and tiled splash backs, a floor standing double ended bath with a chrome mixer tap and handheld attachment over and a good size glazed and tiled shower enclosure with a wall mounted twin point mains shower system over.

### Outside

At the front of the property there is a large driveway providing off-street parking for at least 3 large vehicles, there is a good size lawned area with access to the rear garden. To the rear of the property there is a good size patio/paving terrace area/alfresco dining area a separate lawned area, a timber outbuilding/shed and all enclosed with panel wooden fencing.



Approximate total area<sup>(1)</sup>  
984 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

2C Bath Street, Cheddar, Somerset, BS27 3AA  
 Tel: 01934 742966  
 enquiries@oliveproperties.uk  
 oliveproperties.uk

