



Somerville Road, Sandford

£540,000



debbie fortune

ESTATE AGENTS

www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 1

Situated on popular Somerville Road in the well regarded village of Sandford is this impressive extended bungalow which offers versatile family living with ample parking and a generous rear garden.

Approached to the front, where you will find two separate driveways for easy parking, the property is set just down from the road behind a neat lawned garden. To the left of the property the driveway leads to a further area of gated parking and a single garage.

Entering the property via a sheltered porch area you get an immediate sense of the scale of the house, which is much larger than originally meets the eye. The accommodation is hugely versatile and is currently arranged as three bedrooms with a study/office which can be used as a fourth bedroom. There is also an additional loft room which could be utilised as a fifth bedroom if desired. The master bedroom is a superb double bedroom which opens out onto the garden, there are quality fitted wardrobes and a superb en-suite shower room with chic modern fittings and contemporary tiles and access to a utility cupboard with plumbing for white goods.



Off the hallway you will find a handy cloakroom and a family bathroom which again features a smart contemporary suite with attractive tiles and walk in shower. The 'L' shaped sitting room is a fantastically spacious room with a lovely dual aspect and a recessed fireplace, complete with a wood burning stove. Sliding patio doors from the sitting room flow out to a superb recently laid sun terrace, perfectly positioned for al-fresco dining and enjoy the setting sun in the west.

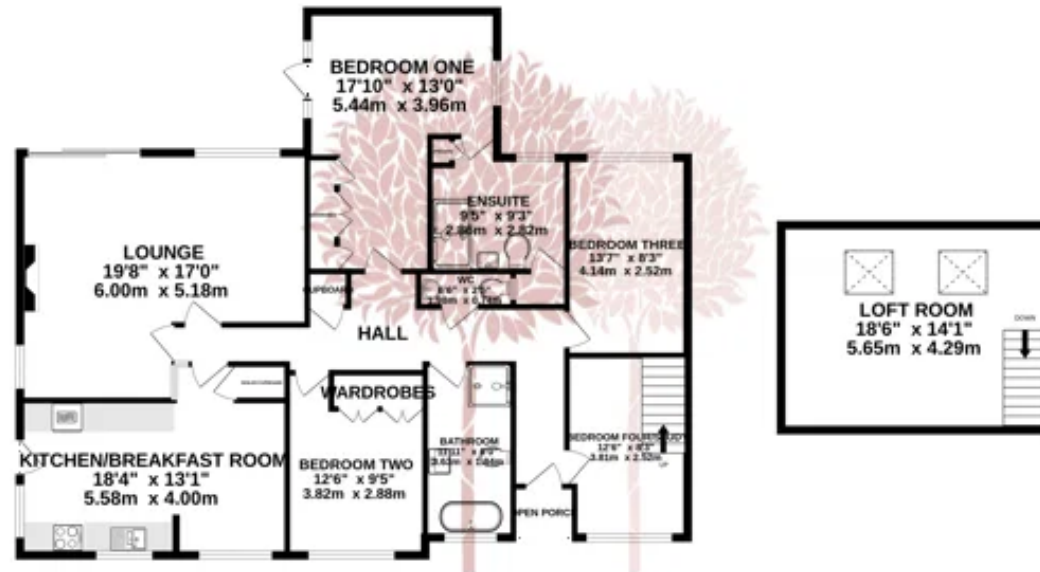
The kitchen/breakfast room is another well-appointed room, fitted with a range of attractive shaker style wall and base units. Within the kitchen, you will find twin eye level ovens and induction hob with a stainless steel canopy extractor hood over, dishwasher and fridge and freezer. There is plenty of space for a good sized breakfast/dining table, windows to both the front and side aspect, and a delightful stable door. A small cupboard within the kitchen hosts the gas combination boiler.

As previously mentioned there is a spacious loft room, accessed via bedroom four which is currently utilised as an occasional bedroom/hobby room.

Outside, the property is blessed with a generous rear garden which is principally arranged over two levels, to the top is a spacious recently laid terrace, perfect for summer dinner parties and family barbecues, whilst to the bottom is a flower filled garden with a stone chipped footpath that meanders through it. The garden enjoys a high degree of privacy with either mature hedges or fences lining the border, there is space for a greenhouse and garden shed and access to the rear of the garage.



GROUND FLOOR



While 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 is to their operability or efficiency can be given.
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Situation: Sandford is a convenient and highly favoured village nestled in the beautiful North Somerset countryside. It is well served by local facilities, including a church, village store with a café, primary school (www.sandfordprimary.org) which has recently had an outstanding 'Ofsted' report, and a recently redeveloped pub and restaurant. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) which has recently been awarded 'Outstanding' by Ofsted and also benefits from a modern sports complex. There are excellent private schools available in the area at Bristol, Wells, The Downs at Wraxall and the popular Sidcot School, which is just a few minutes' drive away. The countryside around is well known for its beauty, with a host of country activities available in the area including riding, sailing, dry skiing, fishing and country walks. A range of shopping facilities are available in nearby Winscombe with more comprehensive facilities available at Weston-super-Mare and of course Bristol. Indeed, Sandford is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

Directions: Travelling through Sandford from the Langford direction, turn left into Somerville Road and at the junction turn left and the property can be found on the left hand side. What3Words: ///noting.group.willing

Material Information: This property operates on gas central heating. Council tax band: E EPC Rating: tbc

