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ESTATE AGENTS









83 Highcroft, Woolavington, TA7 8EU

£295,000

A spacious four-bedroom detached family home, occupying a pleasant position on the edge of a popular residential development within the highly sought-after village of Woolavington. Offered to the market with no onward chain, the property provides generous and versatile accommodation throughout, together with an excellent opportunity for purchasers to put their own stamp on their new home.

Woolavington benefits from a good range of local amenities, including a church, village shops, Co-op convenience store, primary school and medical centre. The property is also conveniently located just a few miles from Bridgwater town centre, with easy access to Junction 23 of the M5 motorway.

The accommodation briefly comprises an entrance hallway, lounge with an archway leading through to the dining room, kitchen and downstairs cloakroom. To the first floor are four bedrooms, including a principal bedroom with en-suite facilities, together with a family shower room.

Externally, the property benefits from driveway parking, a garage and a pleasant enclosed rear garden enjoying views towards the Mendip Hills.

Offering well-proportioned accommodation, some degree of triple glazing, gas central heating, a desirable village location and plenty of potential, this property presents an excellent opportunity for buyers seeking a family home in a popular residential setting.

An internal viewing is highly recommended to fully appreciate the accommodation and potential on offer.

For further information or to arrange a viewing, please contact the vendors' sole agents.

ENTRANCE
Via double glazed door to:

ENTRANCE HALLWAY
Stairs rising to first floor with cupboard beneath. Radiator, wood effect flooring, doors to cloakroom, lounge and kitchen:

CLOAKROOM
Double glazed obscure window to front aspect. Fitted with a two-piece suite comprising wash hand basin and W.C. Wood effect floor, radiator.

LOUNGE
Double glazed French doors to the garden. Feature fireplace with fire inset. Radiator. Door to lobby, archway to:

KITCHEN
Double glazed window to front aspect. Fitted with a matching range of matching, wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset. Integrated appliances to remain to include over and grill, gas hob with concealed extractor over. Space for fridge/ freezer, space and washing machine, space for dishwasher. Tiled splashbacks. Wood effect flooring. Double glazed door to garden.

DINING ROOM
Double glazed window to rear aspect. Radiator.

LANDING
Airing cupboard. Doors to bedrooms and shower room. Loft hatch. Radiator.

BEDROOM ONE
Double glazed window to front aspect. Built in wardrobes. Radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM
Double glazed obscure window to side aspect. Fitted with a three-piece suite comprising shower cubicle with shower over. Vanity wash hand basin and W.C. Radiator.

BEDROOM TWO
Double glazed window to front aspect. Built in wardrobes. Radiator.

BEDROOM THREE
Double glazed window to rear aspect. Radiator.

BEDROOM FOUR
Double glazed window to rear aspect. Radiator.

SHOWER ROOM
Double glazed obscure window to side aspect. Fitted with a three-piece suite comprising corner shower cubicle with shower over. Wash hand basin and W.C.

EXTERIOR

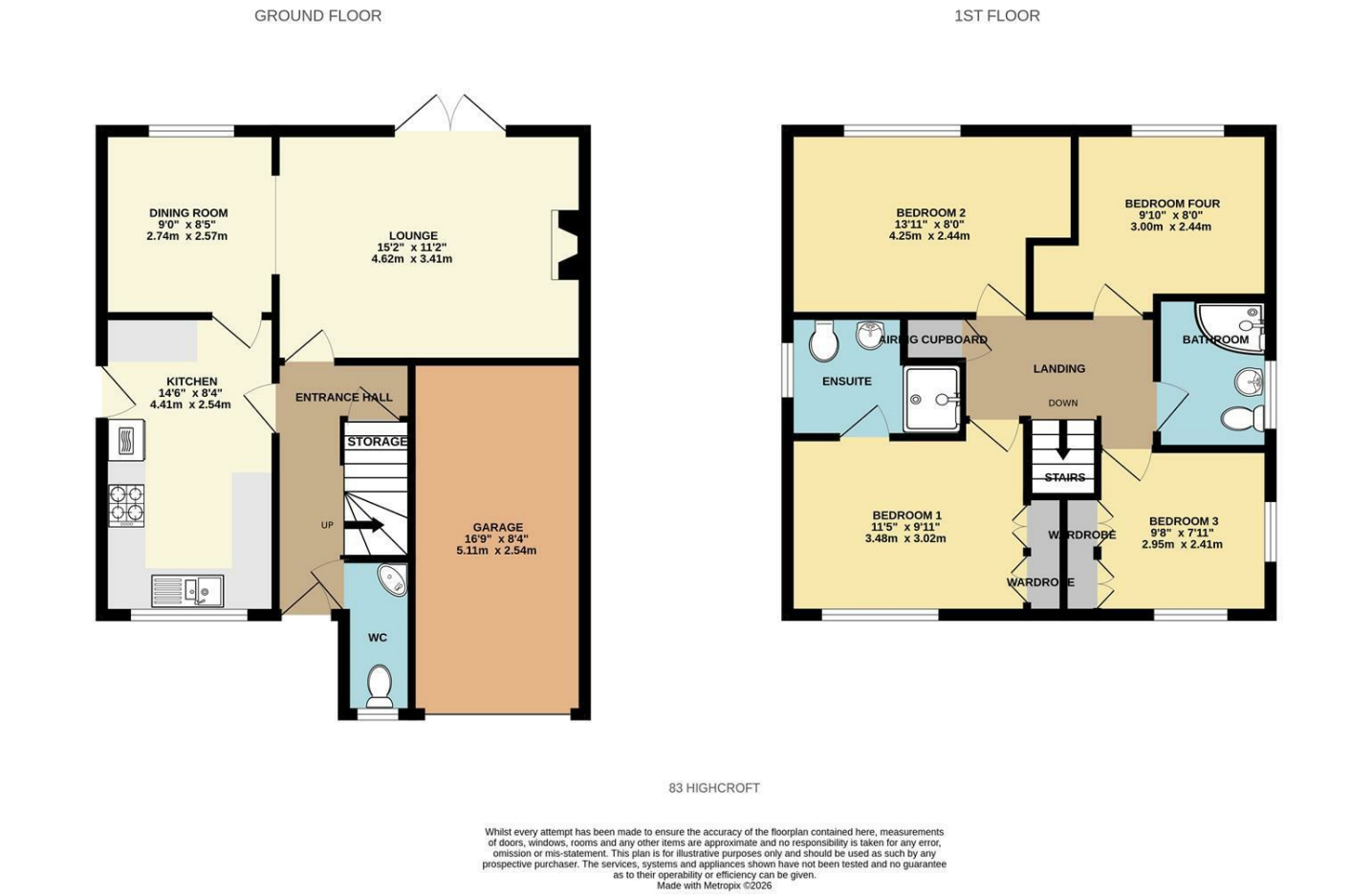
PARKING
On own driveway,

GARAGE
Up and over door. Power and light connected.

GARDEN
The property benefits from an enclosed rear garden, mainly graveled with a paved patio area providing space for outdoor seating and entertaining. The garden is bordered by mature shrubs and planting, with a greenhouse and useful garden storage, offering plenty of potential for landscaping and personalisation.

SERVICES
Mains gas, electricity, water and drainage.

Floor Plan



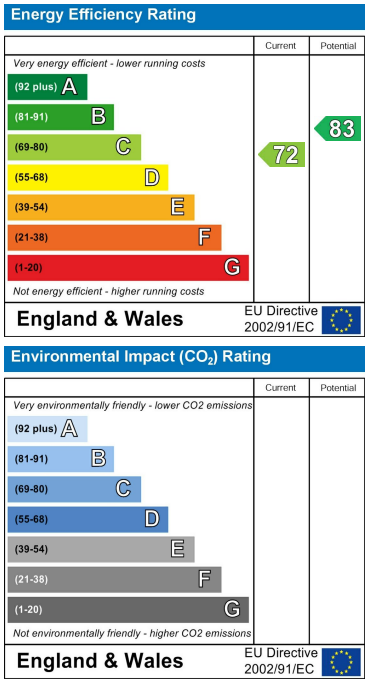
83 HIGHCROFT

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.

The Property Ombudsman
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