Natasha Howarth

ESTATE AGENTS









The Birches Charlynch Road, Spaxton, TA5 1BJ

Offers invited £499,950

The Birches is an impressive four-bedroom family home with an additional converted loft room, offering generous and versatile accommodation arranged over three floors, situated within the popular village of Spaxton. Built circa 2018 and subsequently enhanced by a loft conversion, the property is beautifully presented throughout and combines spacious modern living with a number of energy-efficient features, including an air source heat pump and underfloor heating to the ground floor.

The ground floor features a spacious lounge with feature fireplace, together with a superb kitchen/breakfast room which forms the heart of the home. Fitted with a comprehensive range of contemporary units, integrated appliances and a central island, there is ample space for family dining, with doors opening directly onto the rear garden. A separate utility room, cloakroom/WC and access to the integral garage complete the ground floor.

On the first floor are four well-proportioned bedrooms, including a generous principal bedroom with dressing room and en-suite shower room, together with a family bathroom. Stairs continue to the second floor where the converted loft provides an excellent additional room, with multiple rooflights creating a bright and versatile space.

Outside, a broad block-paved driveway provides ample off-road parking and access to the integral garage, while to the rear is an enclosed garden with lawn and paved seating areas, ideal for outdoor dining and entertaining.

Spaxton is a highly regarded Somerset village situated at the foot of the Quantock Hills, offering an attractive blend of rural surroundings and everyday convenience. The village has a strong sense of community with local amenities including a primary school, village shop, church and village hall, while the nearby Quantock Hills provide excellent walking, cycling and countryside pursuits. Bridgwater is within easy reach and offers a comprehensive range of shopping, leisure and transport facilities.

ENTRANCE
Via double glazed doors with obscure panes to:

HALLWAY
Stairs rising to the first floor. Doors to cloakroom, lounge and kitchen/ diner.

LOUNGE
Double glazed window to front aspect. Feature fireplace with wood burner inset. Double doors to:

CLOAKROOM
Double glazed obscure window to front aspect. Fitted with a two piece suite comprising wash hand basin and WC.

KITCHEN/ DINER
Double glazed window to rear aspect. Fitted with a modern range of matching wall, base and drawer units with sink and drainer unit inset. Integrated appliances to remain to include induction hob with stylish extractor over with splashback. Integrated fridge/ freezer, integrated dishwasher. Built in oven and grill. Splashbacks. Built in cupboard. Door to the utility room. Double glazed French doors to the garden.

UTILITY ROOM
Double glazed window to rear aspect. Fitted with base units with sink and drainer unit inset. Space and plumbing for a washing machine and additional appliance. Door to garage. Double glazed door to the garden.

GARAGE
Roller door to front. Power and light connected.

FIRST FLOOR LANDING
Double glazed window to rear aspect. Radiator. Doors to bedrooms and bathroom. Stairs rising to the second floor.

BEDROOM ONE
Double glazed window to front aspect. Radiator. Opening to walk in wardrobe. Door to:

ENSUITE SHOWER ROOM
Side aspect double glazed window. Fitted with a three piece suite comprising large shower cubicle with shower over, pedestal wash hand basin and close coupled WC with push button flush. Partially tiled walls.

BEDROOM TWO
Rear aspect double glazed window. Radiator.

BEDROOM THREE
Front aspect double glazed window. Radiator.

BEDROOM FOUR
Rear aspect double glazed window. Velux window. Radiator.

BATHROOM
Rear aspect obscure double glazed window. Fitted with a four piece suite comprising panelled bath, large corner shower cubicle with shower over, pedestal wash hand basin and close coupled WC with push button flush. Partially tiled walls. Radiator.

SECOND FLOOR LANDING
Door to:

LOFT ROOM
Four double glazed velux windows. Radiator.

EXTERIOR

PARKING
On own driveway fort multiple vehicles.

GARDEN
Fully enclosed with timber side gate inset. mainly laid to Astro- Turf with two patio sections for dining/ BBQ's.

NB
The loft conversion is currently awaiting final Building Regulations sign-off. We have been informed by the vendors that Building Control has attended the property on two occasions and that the installation of the required fire doors is outstanding before final approval can be obtained.

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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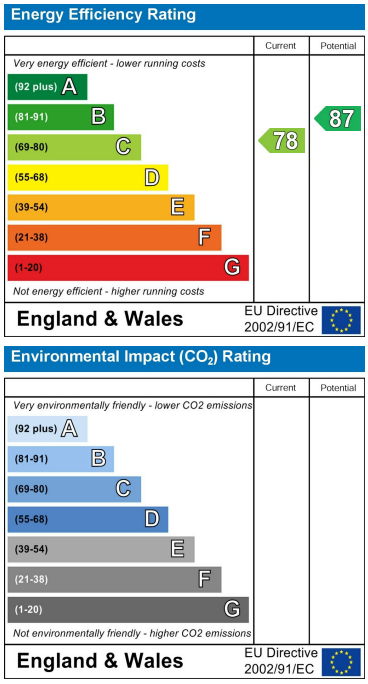
Area Map



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.

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