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**DABINETT DRIVE, SANDFORD, WINSCOMBE. BS25 5AF**



**£563,500 FREEHOLD**

# Passionate about Property

Impressive four bedroom detached residence, situated on a corner plot within the impressive Russett Copse development in Sandford. The property is in excellent condition throughout, benefiting from a spacious living room and kitchen / dining room, utility room, study, two en suites and a family bathroom. In addition, there is a landscaped garden to the rear with a large raised stone terrace, a double width driveway for four vehicles and a double garage.

## Location

Sandford is set within the beautiful North Somerset Countryside. The village has a range of amenities including a General Store, Primary School, Village Hall, Church and a Public House. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, Chemist, Bakery and many others. Of course being close to the surrounding Mendip Hills provides excellent walk and riding opportunities and for the sailing and fishing enthusiasts there are several lakes in the area. The property lies within the catchment area of the popular and sought after Churchill Community Foundation School with Sixth Form Centre. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities.

## Entrance Hall

Composite entrance door with upvc double glazed window to side. LVT flooring with door mat inset. Under-stairs cupboard. Carpeted stairs to first floor. Radiator. Doors to:

## Downstairs W.C

Enclosed WC, wash basin, radiator, LVT flooring.





### **Study (13' 02" x 7' 10") or (4.01m x 2.39m)**

Dual aspect upvc double glazed windows. Radiator. Carpeted flooring.

### **Living Room (18' 0" x 11' 10") or (5.49m x 3.61m)**

Spacious principle reception room with dual aspect upvc double glazed window and bi-fold doors to the rear garden. Glazed French doors to kitchen / dining room. Radiator. Carpeted flooring.

### **Kitchen/Dining Room (21' 08" x 12' 02") or (6.60m x 3.71m)**

A wonderful family room with an impressive fitted kitchen, comprising of built in appliances that include a double oven, gas hob, dishwasher and fridge / freezer. Kitchen island. Granite work surfaces. LVT flooring. Two radiators. Upvc double glazed window and bi-fold doors to the rear garden. Door to:

### **Utility Room (6' 06" x 5' 10") or (1.98m x 1.78m)**

Base unit with space for appliances. LVT flooring. Gas boiler.



### **Landing**

Loft access. Radiator. Carpeted flooring. Airing cupboard. Doors to:

### **Bedroom 1 (13' 04" x 13' 0") or (4.06m x 3.96m)**

Excellent master bedroom with dual aspect upvc double glazed windows providing a view of the neighbouring hillside. Carpeted flooring. Built in wardrobes. Door to:





#### En Suite

Upvc double glazed window. Large walk-in shower cubicle, WC, wash basin, heated towel radiator.

#### Bedroom 2 (12' 03" x 9' 09") or (3.73m x 2.97m)

Upvc double glazed window. Carpeted flooring. Radiator. Door to:

#### En Suite

Upvc double glazed window. Large walk-in shower cubicle, WC, wash basin, heated towel radiator.

#### Bedroom 3 (11' 09" x 9' 03") or (3.58m x 2.82m)

Another good double bedroom. Upvc double glazed window. Carpeted flooring. Radiator.

#### Bedroom 4 (8' 06" x 8' 05") or (2.59m x 2.57m)

Upvc double glazed window. Carpeted flooring. Radiator. Built in wardrobe.





### Bathroom

Upvc double glazed window. Bath with shower over, WC, wash basin, heated towel radiator.

### Double Width Driveway

Off street parking for at least four vehicles. Gate to rear garden.

### Double Garage (22' 05" x 20' 06") or (6.83m x 6.25m)

Spacious double garage with two up and over doors to front. Upvc door to garden. Painted through with additional power points added and a boarded eaves space.

### Rear Garden

Landscaped garden with a tiered lawn that meets a stone paved raised terrace that is accessible from the bi-folding doors to the living room and kitchen.

### Material Information

As provided by Vendor:



Council Tax / Domestic Rates: F / £3,273.67 PA

Tenure: Freehold

Development Maintenance Charge: £328.16 PA

Property Type: Detached House

Property Construction: Brick & Block. Stone Faced.

Electricity Connected: Yes Gas Connected: Yes

Water Connected: Yes

Sewage - Mains / Septic / Bio Digester etc: Mains

Heating - Type: Gas boiler

Type of Broadband - Fibre / Copper Wire: Fibre

Parking: Yes

Any known building safety concerns? : No

Are there any restrictions / covenants? : Not aware

Are there any rights / easements? : Not aware

Has the property been flooded in the last 5 years? : No

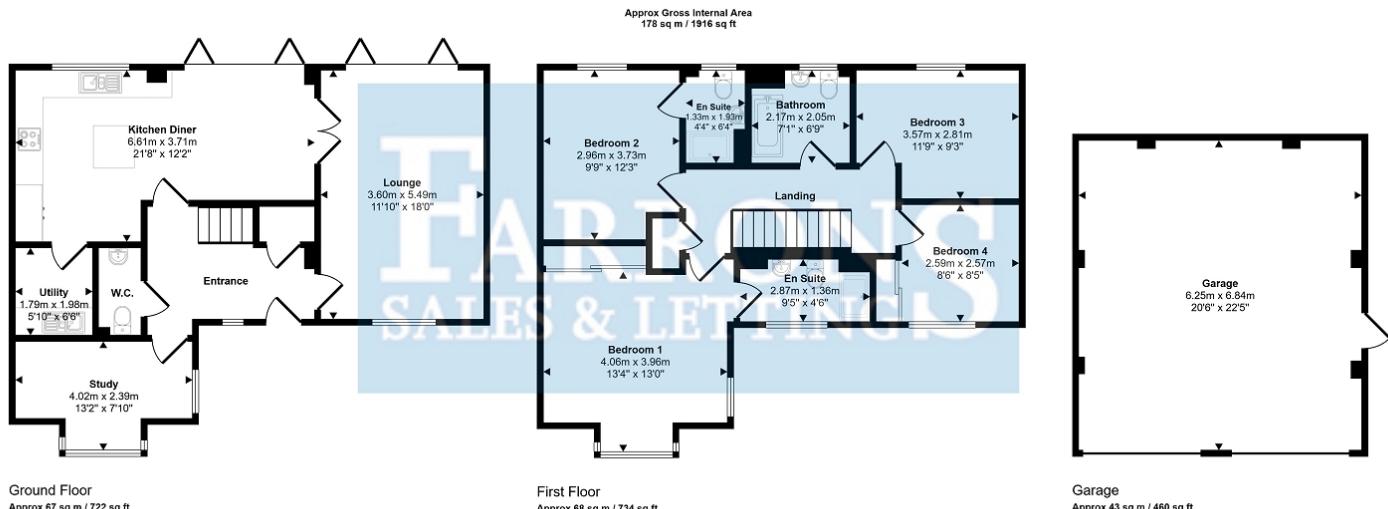
Is the property subject to coastal erosion? : No

Are there any planning applications / permissions locally that will affect the property? : Not aware

Have any accessibility / adaptations been made to the property? : No

Is the property in a coalfield / mining area? : No





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         | 93        |
| (81-91) B                                   | 85                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Clauses:

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract