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ESTATE AGENTS



60 Moravia Close, Bridgwater, TA6 3SN

**£365,000**

This impressive and spacious four-bedroom family home offers beautifully proportioned accommodation throughout, complemented by a generous and particularly private rear garden.

Upon entering the property, a bright and welcoming central reception hall provides access to the principal ground-floor rooms. The generous lounge is positioned to the front and features double doors opening into the dining room, which in turn provides access to the rear garden.

The spacious, well-equipped kitchen is complemented by a separate utility room. A useful study, ideal for home working, and a downstairs cloakroom complete the ground-floor accommodation.

Upstairs, a striking staircase leads to a spacious gallery landing and four well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a private en-suite, while the remaining bedrooms are served by a well-appointed family bathroom.

The generous rear garden is a particular feature, offering an excellent degree of privacy. A double garage and off-road parking provide ample space for vehicles.

Situated within a popular modern development and offered with NO ONWARD CHAIN this superb family home combines generous living space, practical accommodation and an unusually spacious private garden, making an internal viewing highly recommended.

## ENTRANCE

Double glazed door to:

## ENTRANCE PORCH

Glazed door to:

## ENTRANCE HALLWAY

Turning staircase rising to the first floor. Doors to lounge, kitchen, cloakroom and study. Radiator.

## STUDY

Double glazed window to front aspect. Radiator.

## LOUNGE

Double glazed window to front aspect. Feature fireplace with open fire. Two radiators. Glazed double doors to the dining room.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall, base & drawer units with worksurfaces over with stainless steel sink and drainer unit inset. Integrated oven and grill. Integrated gas hob with chimney style extractor over. Space for fridge/freezer. Radiator. Door to the dining room and door to the utility room.

## UTILITY ROOM

Wall and base unit with space beneath for a washing machine, chest freezer and tumble dryer. Built in storage cupboard. Boiler concealed in the cupboard. Radiator.

## DINING ROOM

Double glazed French doors to the garden. Radiator.

## BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes. Radiator. Door to:

## ENSUITE

Double glazed obscure window to front aspect. Fitted with a three piece suite comprising oversized shower cubicle, vanity wash hand basin and W.C. Heated towel rail.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

## BATHROOM

Double glazed obscure window to rear aspect. Fitted with a four piece suite comprising panelled bath, separate shower cubicle with shower over, pedestal wash hand basin and W.C. Radiator.

## LANDING

Double glazed window to side aspect. Doors to bedrooms and bathroom. Airing cupboard. Radiator. Loft hatch to partially boarded large loft with pull down ladder.

## EXTERIOR

## PARKING

For two vehicles on own driveway.

## DOUBLE GARAGE

The double garage measures approximately 18' x 18' has two independent up and over doors, full power and lighting, pedestrian door to rear and ample eaves storage space in roof.

## GARDEN

Fully enclosed with timber fencing and side pedestrian gate to parking. Mainly laid to lawn with decked area.

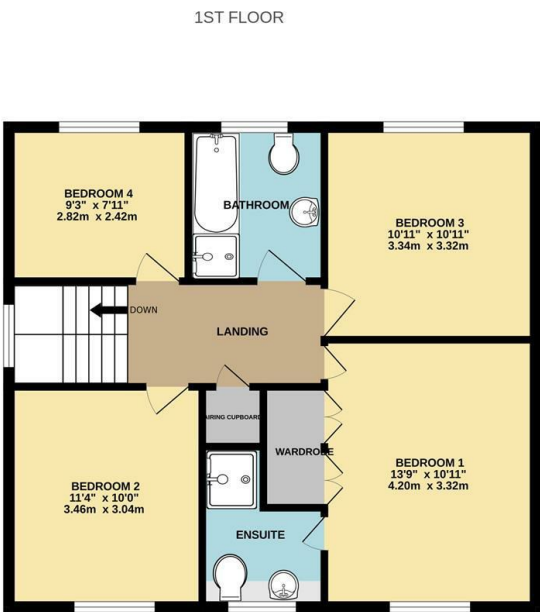
## SERVICES

Mains electricity, gas, water & drainage.

## NB

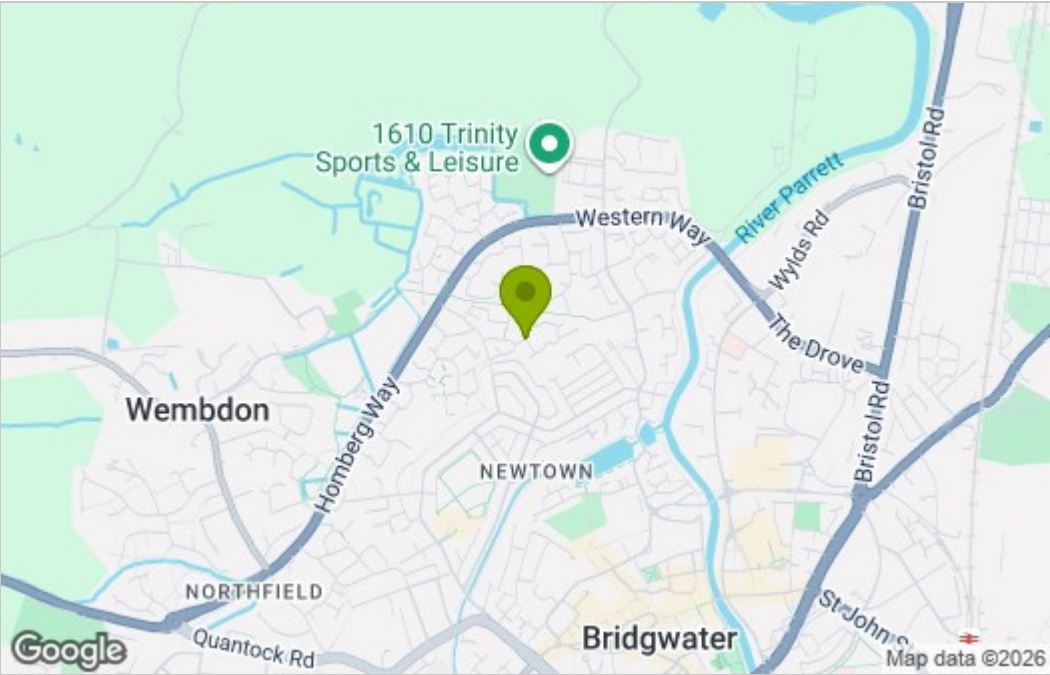
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Floor Plan

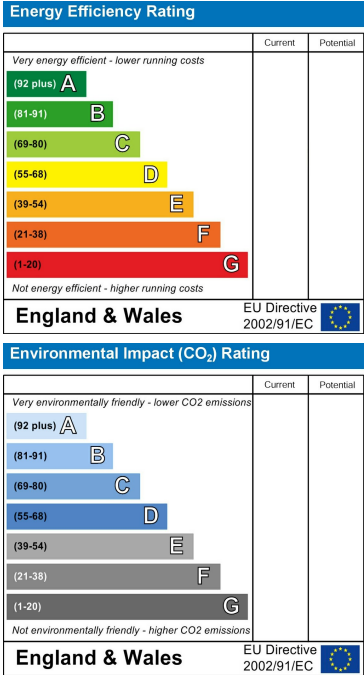


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.