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**COURT DRIVE, SANDFORD, NORTH SOMERSET. BS25 5RU**



**£625,000 FREEHOLD**



# Passionate about Property

Impressive four double bedroom detached residence, situated in a leafy cul-de-sac recognised as one of the most appealing places to live in the village. The property has the benefit of several spacious reception rooms, an en suite bathroom, double garage and generous gardens. Call now to arrange a viewing!

Council Tax Band: F

## Location

The property is situated in the heart of the sought-after Mendip Village of Sandford and close to a designated area of outstanding natural beauty. The village has a range of amenities available including: General Store, Primary School, Village Hall, Parish Church and a very popular Public House/Restaurant. There are additional facilities available in the nearby village of Winscombe including: GP, Dental and Veterinary Surgeries, a range of retail outlets and professional practices. Secondary education is available nearby at the sought-after Churchill Academy and Sixth Form Centre. Sandford is ideally situated for the commuter being convenient to Bristol, Bath, Wells, Bridgwater, Taunton and the seaside town of Weston-super-Mare. Mainline railway connections are at Weston-super-Mare and Worle, providing access to Bristol, London and other major towns and cities. Access to the M5 Motorway network is available at Junction 21. Bristol International Airport is within a 20-minute drive.

## Entrance Hall

Upvc double glazed door and side panels to front. Solid Oak flooring. Radiator. Under-stairs storage cupboard. Carpeted stairs to first floor. Doors to:

## Downstairs W.C

Upvc double glazed window. WC. Pedestal wash basin. Radiator. Tiled walls and flooring.







#### **Study (10' 02" x 8' 09") or (3.10m x 2.67m)**

Upvc double glazed window to front. Solid Oak flooring. Radiator. Extensive range of fitted cupboards, shelving and desk space.

#### **Living Room (23' 02" x 18' 06") or (7.06m x 5.64m)**

Generous L-shaped living room with dual aspect upvc double glazed windows and sliding patio doors to the rear garden. Solid Oak flooring. Stone feature fireplace. Two radiators. Glazed sliding double doors to:

#### **Dining Room (13' 01" x 11' 03") or (3.99m x 3.43m)**

Another spacious reception room that currently houses the family pool table! Solid Oak flooring. Upvc double glazed window to rear. Radiator. Glazed door to entrance hall.

#### **Kitchen / Breakfast Room (20' 10" x 8' 07") or (6.35m x 2.62m)**

Large contemporary kitchen with a range of built-in appliances that include a double oven, five ring gas hob, built-in fridge/freezer, dishwasher and space for further appliances. Radiator. Triple aspect upvc double glazed windows and a door to garden. Vinyl flooring. Glazed door to:

#### **Utility Room**

Upvc double glazed door to driveway. Radiator. Belfast sink. Wall mounted units and work surface.

#### **Landing**

Carpeted flooring. Loft access to a fully boarded loft space with lighting. Large storage cupboard. Doors to:







**Bedroom 1 (15' 01" x 11' 03") or (4.60m x 3.43m)**

Upvc double glazed window to front providing a hill-side view. Carpeted flooring. Radiator. Door to:

**En Suite**

Double glazed skylight. Spacious en suite comprising of a bath with shower attachment, pedestal wash basin, WC, heated towel radiator. Vinyl flooring.

**Bedroom 2 (14' 10" x 11' 0") or (4.52m x 3.35m)**

Large second bedroom with upvc double glazed window to rear, radiator, extensive range of built-in wardrobes and bedroom furniture.

**Bedroom 3 (11' 02" x 9' 10") or (3.40m x 3.00m)**

Double bedroom with upvc double glazed window to rear. Radiator. Laminate flooring. Built-in triple wardrobe and over-head blanket cupboards.

**Bedroom 4 (11' 01" x 8' 09") or (3.38m x 2.67m)**

Double bedroom with upvc double glazed window to rear. Radiator. Laminate flooring.







### Family Bathroom

Lavish four-piece suite comprising of a large walk-in shower cubicle, WC, pedestal wash basin, indulgent sunken bath with shower attachment, vertical radiator, dual aspect upvc double glazed window and Velux skylight.

### Driveway

#### Double Garage (17' 01" x 16' 10") or (5.21m x 5.13m)

Electric remote controlled twin garage doors. Power and light. Doors and window to rear garden.

Combination boiler for water and central heating with 7 year manufacture warranty remaining

### Gardens

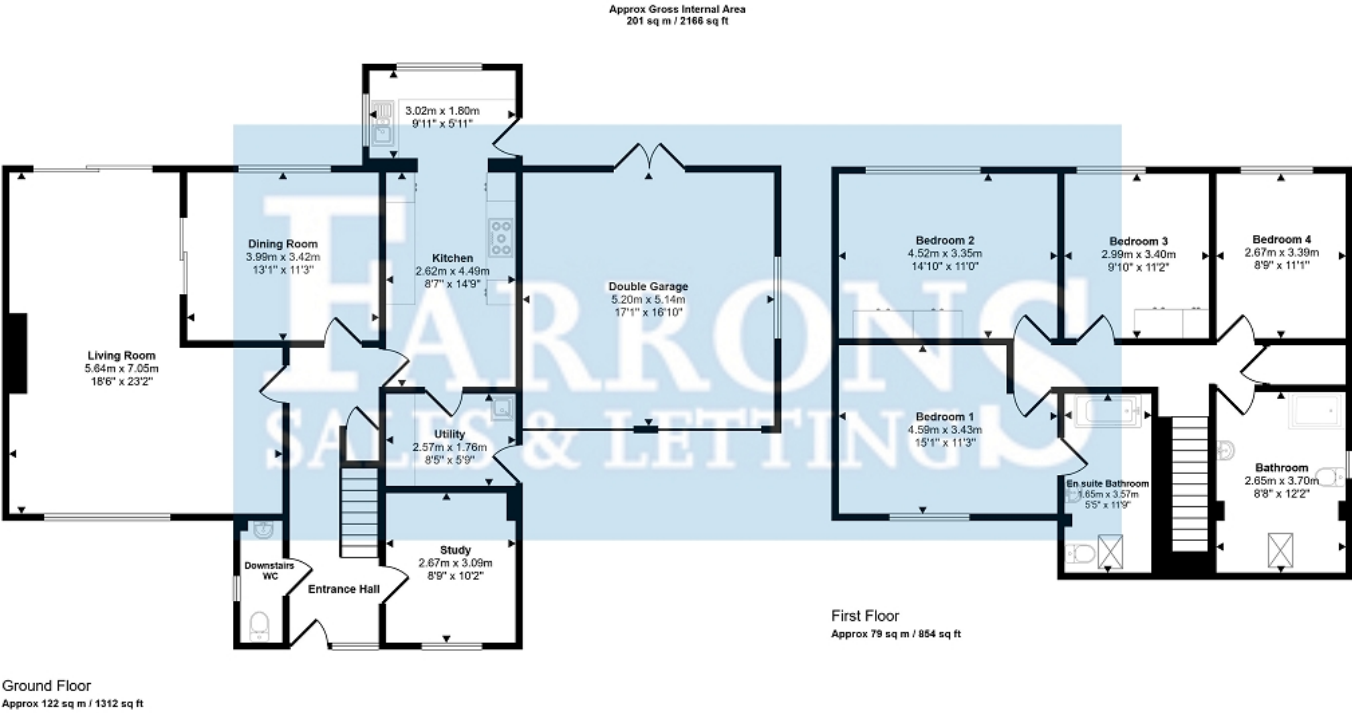
Large, private rear garden with a gently sloping lawn, large raised stone paved terrace, two gated access points to the driveway and front of the property, timber shed and gazebo.

### Material Information

Awaiting vendor comment.



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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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