



Manor Lodge Gardenhurst

Burnham-On-Sea, TA8 2QG

Guide Price £550,000





# PROPERTY DESCRIPTION

An attractive, individual detached house situated in one of the most sought after residential locations in Burnham-On-Sea, being within a short distance from Burnham-On-Sea town centre and sea front.

\*Imposing entrance hall with bespoke staircase \*Cloakroom \*Lounge \*Dining room with Conservatory off \*Kitchen/breakfast room \*Utility room \*Study \*Master bedroom with en-suite shower room \*Three further bedrooms \*Family bathroom \*Gas central heating \*Upvc double glazing \*Garage and off street parking \*Attractive corner gardens \*A rare opportunity \*Must be seen

## Local Authority

Somerset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

Entrance door with inset glazed windows with matching side panel to:

### Imposing entrance hall

Karndean flooring, bespoke glazed staircase leading to the first floor

### Cloakroom

Contemporary wall hung wash hand basin with waterfall style tap with storage below, close coupled w/c and extractor fan

### Lounge

19'7" x 11'6" (5.99 x 3.53)

Two feature oak glazed doors opening from the entrance hall, remote controlled valorant inspire/Verona gas fire with a limestone fire surround. Two double glazed windows to the side and double glazed patio doors opening to the rear garden. Wide archway opening to the:

### Dining room

15'7" x 9'4" (4.75 x 2.87)

Wall lights, double glazed window to the side and oak double doors with glazing opening to:

### Conservatory

16'4" x 9'6" (5.00 x 2.92)

Part brick part Upvc double glazed construction with feature pitched roof, tiled floor and two double glazed french doors opening to the rear garden.

### Kitchen/breakfast room

#### Kitchen area

12'2" x 10'4" (3.71 x 3.15)

Fitted with an attractive range of wall and floor units with unit under-lighters, inset 1 1/2 bowl drainer sink unit, integrated dishwasher, two under counter ovens, electric

halogen hob, extractor fan, space for american style fridge/freezer, Upvc double glazed window to the rear, karndean flooring and archway to:

### Breakfast area

11'8" x 8'11" (3.56 x 2.74)

Upvc double glazed bay window overlooking the garden and karndean flooring

### Utility room

6'7" x 4'9" (2.03 x 1.45)

A range of wall and floor units to interoperate a single sink/drainers unit, plumbing for automatic washing machine, space for tumble dryer and wall mounted boiler supplying domestic hot water and radiators. Upvc double glazed door leading to outside.

### Study

10'5" x 5'4" (3.18 x 1.63)

Upvc double glazed window to the front and karndean flooring

### First floor landing

Feature staircase with glazed panel, upvc double glazed window, airing cupboard and access to the roof space

### Bedroom 1

13'3" x 9'10" (4.04 x 3.02)

Built in mirror fronted wardrobes and double glazed window

### En suite shower room

7'4" x 6'0" (2.26 x 1.85)

Fitted with an attractive suite with a large shower enclosure, free standing sink set on a granite work surface with bespoke storage cupboards under, close coupled w/c, heated towel rail, extractor fan, shaver point and Upvc double glazed obscured window

### Bedroom 2

10'7" x 8'11" (3.25 x 2.74)

Upvc double glazed window

# PROPERTY DESCRIPTION

## Bedroom 3

12'9" x 8'7" (3.90 x 2.64)

Built in mirror fronted wardrobes and Upvc double glazed window

## Bedroom 4

11'8" x 8'7" (3.58 x 2.64)

Upvc double glazed window

## Family bathroom

7'6" x 7'1" (2.29 x 2.16)

Fitted with white suite comprising of bath with shower over, close coupled w/c, pedestal wash hand basin, extractor fan and double glazed obscured window

## Outside

The property is approached by a tarmac driveway with off street parking for numerous vehicles, leading into a garage with up and over door, light and power. Access to the right hand side of the property leads to the attractive, enclosed garden area with three pretty individually styled areas. There is a Mediterranean style garden with terracotta coloured paving and gravel borders and ornamental shrubs and trees. The main area of garden is laid principally to lawn with brick footpaths and edging to separate patio areas, green house and raised vegetable borders. The garden is part walled.

The gardens are a particular feature of this property making a full inspection essential.

## Description

This attractive, individual detached house offers well proportioned, well appointed living accommodation and is located in a highly sought after residential location. The property briefly comprises of an imposing entrance hall with a bespoke staircase, large lounge, dining room with a good sized conservatory off, beautifully appointed kitchen/breakfast room with utility off and study. To the first floor there is a landing area, four bedrooms with the master bedroom having a beautifully appointed en-suite

shower room, and a family bathroom.

The property benefits from having gas central heating, double glazed windows, garage, off street parking for numerous vehicles and an attractive corner garden which is a particular feature of this property that must be seen to be fully appreciated. An early application to view is strongly recommended by the vendors selling agents.

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along the Berrow Road, take the third turning on the right close to the pedestrian crossing into The Grove. Continue down The Grove where the road bears round to the left and the road becomes Gardenhurst, continue along Gardenhurst where Manor Lodge will be found tucked away within the left hand corner of the cul-de-sac.

## Material information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central Heating.
- Mains Drainage.
- No flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)



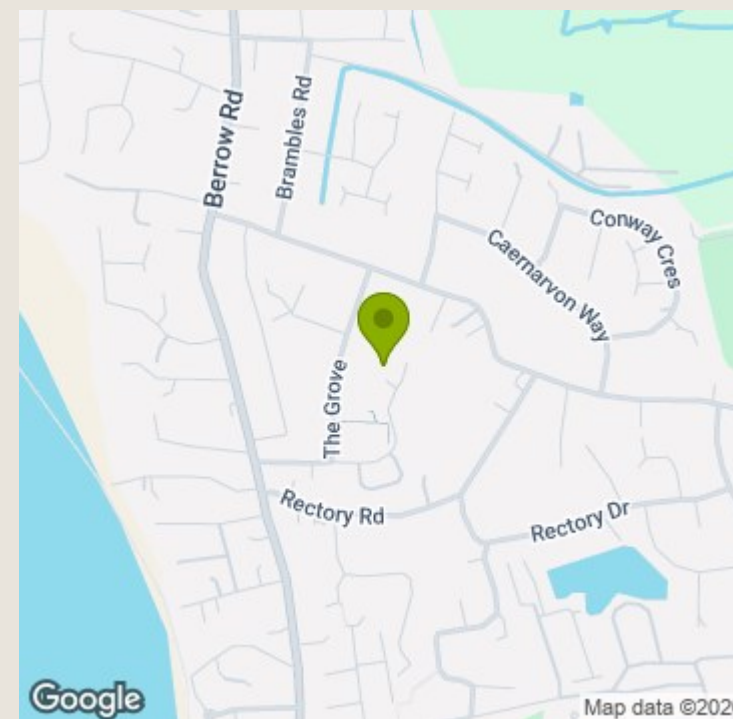












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

