Natasha Howarth

ESTATE AGENTS

The Robins Burtle, Bridgwater, TA7 8NY

£395,000

A spacious, extended and individual modern semi-detached three/four bedroom home, tucked away in a quiet no-through lane within this desirable Somerset village.
Offering spacious and versatile accommodation ideally suited to modern family living, the property features a generous kitchen/dining room, a comfortable lounge, utility room, cloakroom and rear lobby to the ground floor. To the first floor are three well-proportioned bedrooms, together with a fourth single bedroom or home office and a family bathroom.
Further benefits include a modern air source heat pump, double glazed windows and doors, and a layout that combines practicality with comfort.
Externally, the property continues to impress. A gated driveway leads to an extensive rear parking area providing space for several vehicles, complemented by a substantial garage/workshop and separate garden store. Attractive gardens to both the front and rear provide excellent outdoor space for families, entertaining and relaxation.
The village enjoys a welcoming community atmosphere and benefits from a village hall together with the highly regarded Duck Inn public house and restaurant. Excellent schooling is available nearby while secondary education is provided by the well-respected Crispin Academy in Street.
Combining generous living space, excellent parking and workshop facilities with a peaceful village location, this is a wonderful family home offering the perfect balance of countryside living and accessibility.

ENTRANCE
Part glazed window and door to:

ENTRANCE PORCH
Door and window combination unit to:

ENTRANCE HALLWAY
Stairs rising to first floor. Under stairs cupboard. Radiator. Doors to living room and kitchen/ diner.

LIVING ROOM
Dual aspect double glazed windows. Feature fireplace. Radiator.

KITCHEN/ DINER
Dual aspect double glazed windows. Fitted with a matching range of wall, base and drawer units with work surfaces over and sink and drainer unit inset. Integrated appliances to remain to include electric oven and grill, hob with stainless steel extractor over. Space for fridge/freezer. Radiator. Opening to:

UTILTY ROOM
Fitted with matching wall and base units with worksurface over and circular sink inset. Space and plumbing for a washing machine, space for a dishwasher. Door to cloakroom and rear porch.

CLOAKROOM
W.C.

REAR PORCH
Double glazed windows, radiator. Double glazed door to the garden.

BEDROOM ONE
Double glazed windows with open views to front. Loft access. Radiator.

BEDROOM TWO
Double glazed window to rear aspect. Built in fitted wardrobes. Radiator.

BEDROOM THREE
Double glazed window to rear aspect. Radiator.

BEDROOM FOUR
Double glazed window to front aspect. Built in cupboard. Radiator.

BATHROOM
Obscure double glazed window to rear aspect. Refitted with a modern white three piece suite comprising panelled bath with shower over and glass screen. Vanity wash hand basin with cupboards under. Low level WC. Heated towel rail.

LANDING
Doors to bedrooms and bathroom. Airing cupboard housing the tan for the air source heat pump.

EXTERIOR

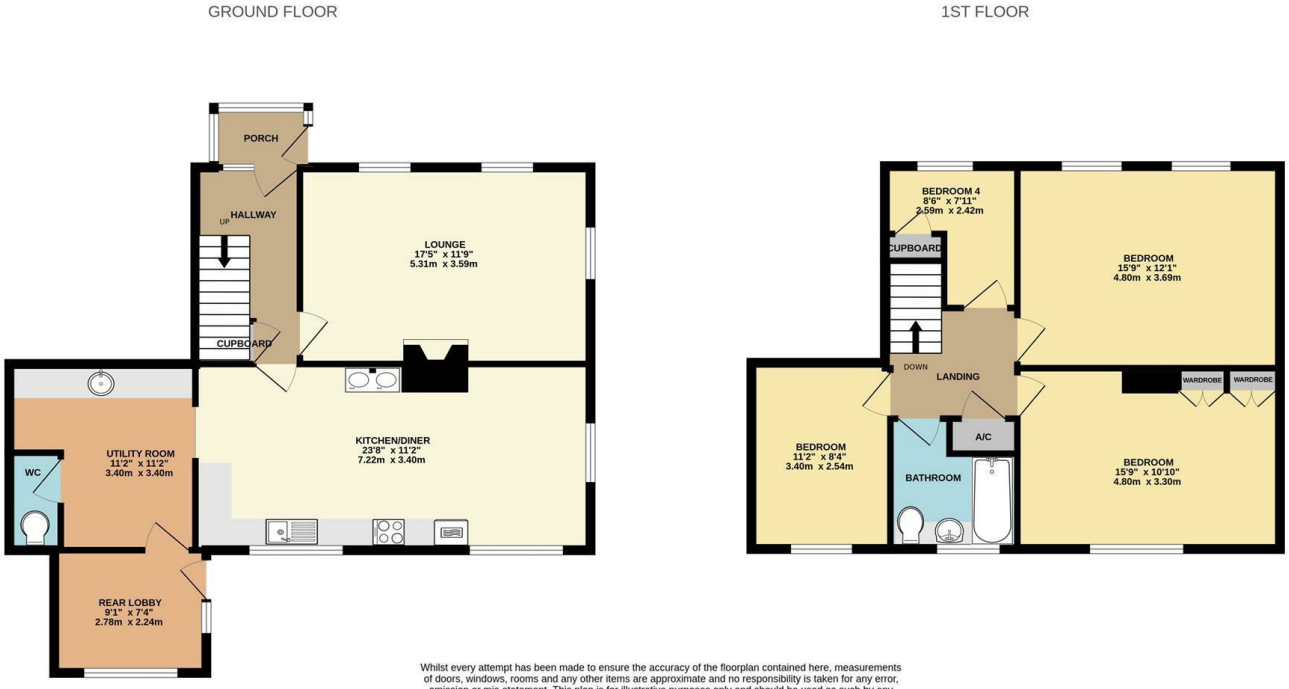
GARDEN
Front garden with brick-built boundary wall, mainly laid to lawn with mature shrubs and trees inset. Rear garden has a large paved patio area, part laid to lawn & well stocked borders with a variety of mature shrubs. Garden store adjoining the garage.

PARKING
5-bar gate giving access to the driveway extending to the side of the house and leading to the rear where there is parking for multiple vehicles.

GARAGE & WORKSHOP
Approximately 18’10 x 15’7”(5.76m x 4.76m) with an up and over door, power and light connected, window to side aspect and personnel door to the garden.

SERVICES
Air Source heat pump, Mains electricity, Water. Private drainage system.

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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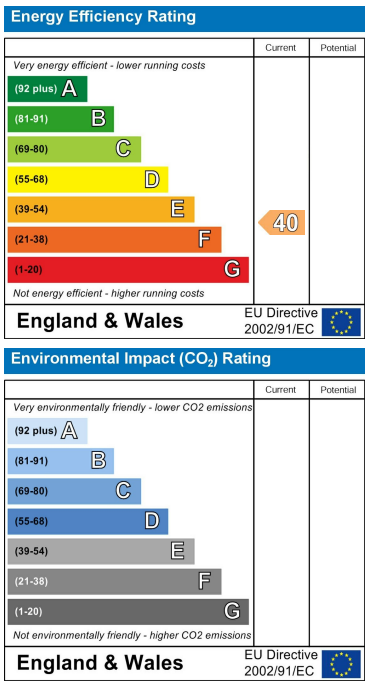
Area Map

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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