Natasha Howarth

ESTATE AGENTS

15 Nicholls Close, Bridgwater, TA6 7AP

£335,000

This four-bedroom detached home combines generous living space with a convenient location, making it an appealing choice for those looking for a well-proportioned family home. The property is also offered for sale with the benefit of no onward chain.

The ground floor has a particularly practical flow, beginning with a spacious open-plan hall and dining area. The lounge sits to the rear and opens into a bright conservatory overlooking the garden, while the kitchen and a useful cloakroom complete the ground floor accommodation.

Upstairs are four bedrooms, including a main bedroom with its own en-suite shower room, alongside the family bathroom.

Outside, the property is complemented by driveway parking, a garage and gardens to both the front and rear. The enclosed rear garden provides a pleasant mix of lawn, established planting and a paved seating area.

Nicholls Close enjoys a quiet and peaceful setting within a highly sought-after area of Bridgwater, with nearby green spaces adding to its appeal. The property is particularly well placed for families, with St Mary's Primary School, St Joseph's Primary School and Haygrove Secondary School all close by. A local convenience store is also within approximately a quarter of a mile, while Bridgwater town centre provides a wider range of shops, services and amenities. Bridgwater Cricket Club is also nearby.

For an appointment to view, please contact the vendors' sole agent.

ENTRANCE
Via double glazed door to:

PORCH
Door to:

HALLWAY/ DINING ROOM
Double glazed bay window to front aspect. Radiator. Stairs rising to first floor. Doors to cloakroom, lounge, integral garage and kitchen.

LOUNGE
Feature fireplace with gas fire inset. Radiator. Double glazed patio doors to the conservatory.

CLOAKROOM
Obscure double glazed window to side aspect. Fitted with a two piece suite comprising WC and wash hand basin. Radiator.

KITCHEN
Double glazed window to rear aspect. Fitted with a range of matching wall, base and drawer units with roll top work surfaces over and sink and drainer unit inset. Integrated oven and grill with hob and extractor over. Space for an undercounter fridge, space and plumbing for a for washing machine. Tiled splashbacks. Double glazed door leading to the garden.

CONSERVATORY
Dual aspect double glazed windows with double glazed French doors inset opening onto the garden.

INTEGRAL GARAGE
Up and over door to the front. Power and light connected. Door to the dining room.

LANDING
Double glazed window to side aspect. Doors to bedrooms and bathroom. Radiator. Loft hatch. Airing cupboard.

BEDROOM ONE
Double glazed window to front aspect. Built in wardrobes with mirrored sliding doors. Radiator. Door to ensuite.

BEDROOM TWO
Two double glazed windows to front aspect. Built in wardrobe. Radiator.

ENSUITE SHOWER ROOM
Obscure side aspect double glazed window. Fitted with a three piece suite comprising shower cubicle with shower over, wash hand basin and WC. Partially tiled walls. Radiator.

BEDROOM THREE
Double glazed window to rear aspect. Radiator.

BEDROOM FOUR
Double glazed window to rear aspect. Radiator.

BATHROOM
Rear aspect double glazed window. Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and WC. Partially tiled walls.

EXTERIOR

PARKING
On own drive to front.

GARDEN
An enclosed rear garden with a lawned area, paved patio providing space for outdoor seating, mature shrubs and planting. A timber garden shed is also included and will remain. Timber pedestrian gate providing access to the front.

SERVICES
Mains gas, electricity, water and drainage.

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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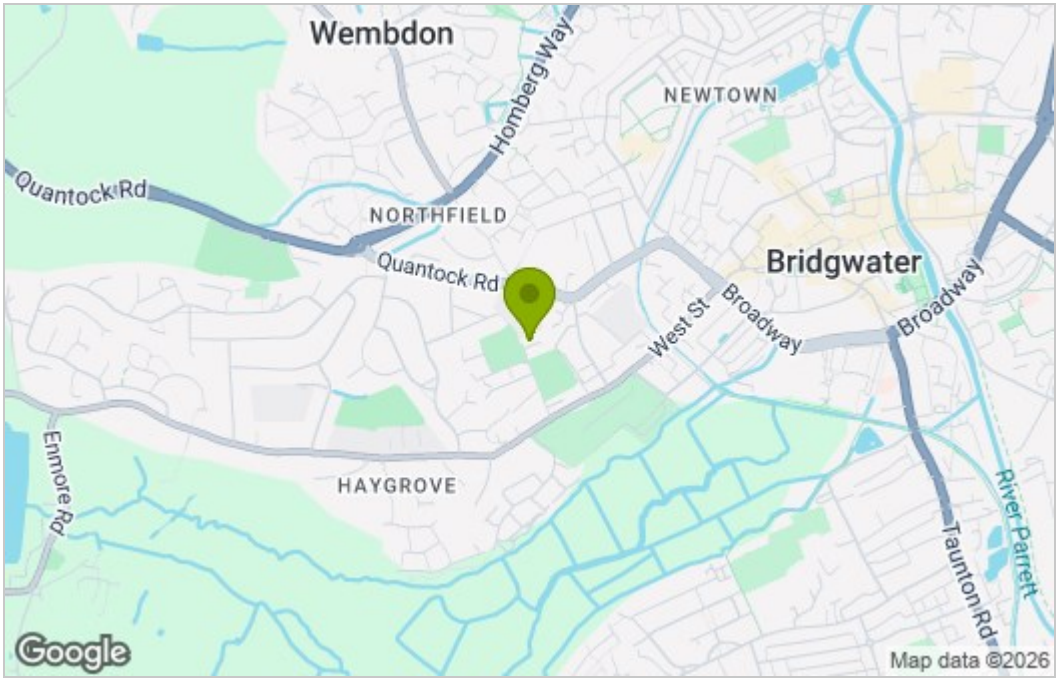
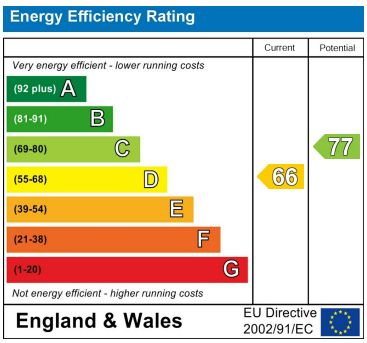
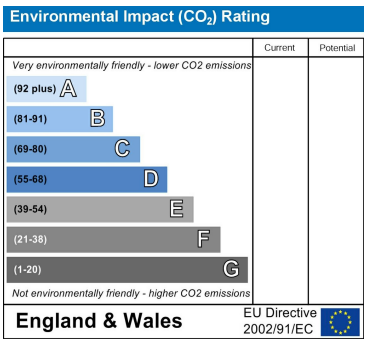
Area Map



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.