



4 Flowers Bloom Close

Berrow, TA8 2FF

Price £385,000

 **BERRYMAN'S**

PROPERTY DESCRIPTION

Impressive Three-Bedroom Detached Home on an Exclusive Development.

Entrance hall* cloakroom* kitchen/dining room* lounge* three bedrooms* master en suite* family bathroom* parking and gardens.



Local Authority

Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Upvc door to the:

Entrance Hall

20'2" maximum x 3'3" maximum (6.15 maximum x 1.01 maximum)

Understair storage.

Cloakroom

6'11" x 3'5" (2.11 x 1.05)

Obscure double glazed window to the front, close coupled w.c., wash hand basin with cupboard below. Radiator, tiled floor and extractor fan.

Kitchen/Dining Room

19'5" x 10'10" (5.94 x 3.31)

Double aspect windows to the front and rear, matching wall and base cupboards with solid wood worktops over, built in dishwasher and washing machine, double oven and five ring gas hob with extractor fan over and splashback. wooden window sill and breakfast bar. Dining area with obscure double glazed door leading out to the side of the property. Karndean flooring.

Lounge

19'3" maximum x 11'9" maximum (5.88 maximum x 3.60 maximum)

Double glazed bay window to the front and French double glazed doors to the rear garden. Spotlights and feature electric fireplace.

First Floor Galleried Landing

11'9" x 11'7" (3.59 x 3.54)

Double glazed window and roof light. Loft access.

Master Bedroom

13'9" maximum x 11'11" maximum (4.20 maximum x 3.64 maximum)

Double glazed window to the front, radiator, built in wardrobes. Access to the:

En Suite Shower Room

11'4" maximum x 5'3" maximum (3.47 maximum x 1.61 maximum)

Shower cubicle with rainhead shower, panelled walls, spotlights, heated towel rail, obscure double glazed window to the rear, close coupled w.c., wash hand basin with storage under, extractor fan and spotlights. Tiled floor.

Bedroom 2

10'4" x 9'10" (3.17 x 3.01)

Double glazed window to the front, radiator, built in wardrobes.

Bedroom 3

8'10" x 7'9" (2.70 x 2.38)

Double glazed window to the front, radiator.

Family Bathroom

10'11" x 6'5" maximum (3.33 x 1.97 maximum)

Obscure double glazed window to the rear, close coupled w.c. and wash hand basin with storage under. Shaver point, spotlights and extractor fan. Heated towel rail. Airing cupboard, tiled floor and bath with shower over. Tiled walls.

Outside

To the front of the property there is a stoned parking area for two/three cars.

Tarmac area with parking for another vehicle with brick and rendered front with additional stoned area suitable for further parking or shed.

PROPERTY DESCRIPTION

South Facing Rear Garden

The garden is enclosed by fencing with borders with various plants and bushes.

Patio area with pergola over and further patio seating area adjoining the property.

Description

This impressive three-bedroom detached property perfectly combines modern comfort and energy efficiency with style and curb appeal. Built to a high standard using traditional cavity wall construction, the home still benefits from the remainder of its 'Premier' structural warranty.

Inside, the property features a welcoming entrance hallway, a convenient cloakroom/WC, and a stylish open-plan kitchen and dining area fitted with integrated appliances and sleek contemporary finishes. The bright dual-aspect living room enjoys plenty of natural light and opens directly onto the generous and secluded rear garden—a wonderful space for relaxing or entertaining family and friends.

Upstairs, there are three well-sized bedrooms, including a principal bedroom with en-suite shower room, along with a tastefully appointed family bathroom. Outside, the home offers a private rear garden and ample driveway parking for several vehicles.

Nestled between the charming coastal villages of Berrow and Brean, this sought-after location is ideal for walkers, dog owners, and beach enthusiasts, with miles of golden sandy beaches just a short walk away. The nearby town of

Burnham-on-Sea provides a great selection of independent shops, cafés, and restaurants, as well as its attractive Esplanade and seafront. Excellent transport links are close at hand, with Junction 22 of the M5 only two miles away, offering easy access to Bristol, Taunton, and surrounding areas.

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 into the village of Berrow. Continue onto the Coast Road and Flowers Bloom will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- LPG central Heating (tank underground in garden)
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

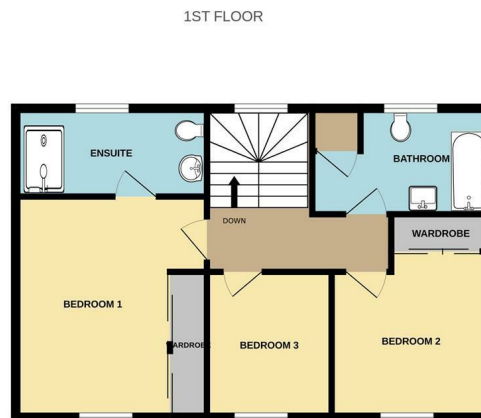
Flood Information:

flood-map-for-planning.service.gov.uk/location









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

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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.
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