

Moorham Road, Winscombe, Somerset. BS25 1HS

£450,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS...Nestled in the charming village of Winscombe, this detached bungalow is a gem awaiting discovery. Set against the backdrop of picturesque fields, the property offers a tranquil retreat with a view that stretches as far as the eye can see.

As you step inside, the heart of the home reveals itself, open-plan kitchen merging with the dining room. A space designed for both culinary creativity and convivial gatherings

The feature lounge is a cosy haven, adorned with the warmth of a log burner. It beckons you to unwind, with its snug ambiance and the promise of crackling fires on chilly evenings. The study, or snug as it's affectionately known, provides a quiet corner for work or relaxation, offering versatility to suit your lifestyle.

The bungalow boasts four bedrooms, each designed with comfort in mind. Two well-appointed bathrooms cater to the needs of a bustling household, ensuring convenience without compromise.

Practicality meets style in the utility room, where daily chores become a breeze. This thoughtful addition enhances the functionality of the home, adding a touch of convenience to the rhythm of daily life.

Parking is a breeze with ample space available, and the mature gardens surrounding the property complete the picture, providing a private sanctuary to escape and connect with nature.

NOTE; AS YOU CAN SEE BY THE FLOOR PLAN, THE PROPERTY CAN BE USED AS A LARGE FAMILY HOME, HOME PLUS INCOME OR HOME PLUS A SEPERATE DWELLING FOR A DEPENDENT RELATIVE

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached bungalow
- Can be used as home plus income/dependent relative
- 4 bedrooms
- Backing on to fields
- Kitchen open plan to the dining room
- Lounge with log burner
- 2 bathrooms
- Ample parking
- EPC-D



## ROOM DESCRIPTIONS

You have two doors to gain access to the property.

Main side door to the left hand side gives access via the kitchen:

2nd access door is to the righthand side and leads into the hallway

### Hallway:

Door to the utility room, door to the dining room.

### Utility room:

7' 11" x 6' 4" (2.41m x 1.93m) Floor and wall units, sink unit, door to bedroom 4

### Bedroom 4:

15' 2" x 11' 5" MAXIMUM (4.62m x 3.48m) Double glazed door to the garden, radiator, door to the bathroom

### Bathroom:

Bath, wash hand basin, low level WC, double glazed window

### Lounge:

14' 10" x 13' 5" (4.52m x 4.09m) Central log burner set in a feature recess, double glazed window with plantation shutters, radiator, doors to the inner hallway and the study/snug

### Study/snug:

11' 2" x 9' 1" (3.40m x 2.77m) A lovely cosy room with double doors to the dining room

### Dining room:

16' 7" x 11' 0" (5.05m x 3.35m) Feature fireplace, double glazed window, opening to the kitchen area, door to the hallway

### Kitchen:

16' 10" MAXIMUM x 13' 9" MAXIMUM (5.13m x 4.19m) Floor and wall units, tiled floor, double glazed window, radiator, double doors to the garden, door to bedroom 1

### Bedroom 1:

14' 3" x 9' 5" (4.34m x 2.87m) double glazed window, radiator, door to inner hallway

### inner hallway

Doors to bedrooms 1,2,3 and lounge

### Bedroom 2:

11' 1" x 8' 10" (3.38m x 2.69m) Radiator, double glazed window

### Bedroom 3:

11' 2" x 6' 1" (3.40m x 1.85m) Radiator, double glazed window

### Bathroom:

Bath, wash hand basin, low level WC, heated towel rail, spotlights

### Parking:

To the front you have ample parking for 3-4 vehicles

### Front covered area:

To the front, you have a covered area, which has the door to the hallway

### Rear garden:

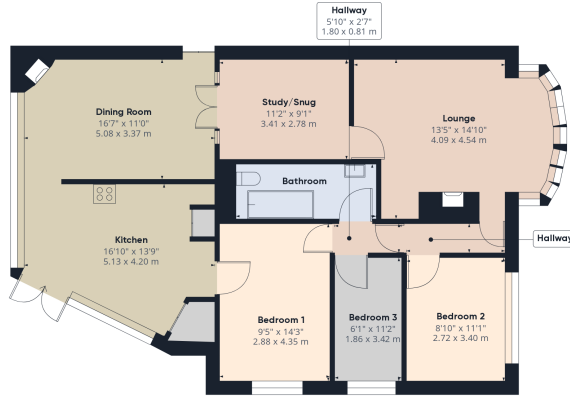
The garden is split into 2 parts of the garden, the first part is mature plants, trees and bushes, the second part is enclosed by fencing and is laid to artificial grass.....the garden can easily be made in to one large garden by removing a central fence



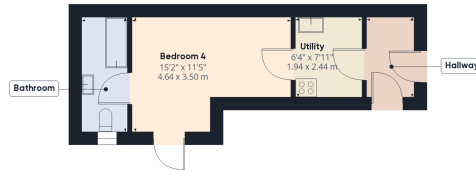




# FLOORPLAN & EPC



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>1)</sup>  
1450.14 ft<sup>2</sup>  
134.72 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

