

Hawkridge Road

Bridgwater, TA6 7NE

COOPER
AND
TANNER



Guide Price £430,000 Freehold

Stunning Three Bedroom Detached House With Large Gardens, Plentiful Off Road Parking, Garage and Large Outbuilding.

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DESCRIPTION

Quietly positioned at the end of a small cul de sac, this three bedroom detached house is situated within a prime residential area, close to local schools and amenities. The property features a long driveway, with off road parking for multiple vehicles and a garage. The dual aspect, open plan kitchen / living / dining room is finished to a high standard, there is also a separate snug / sitting room, ground floor cloakroom and utility. There are three double bedrooms, with a large family bathroom with large shower cubicle. The house also has a PIV system installed and there is a large outbuilding at the end of the garden which would make a perfect home office or workshop. There is a good size lawn to the front of the property and the large rear garden is mostly laid to lawn, with patio area, pond and outside tap. Viewings are highly recommended.

WALKTHROUGH

When arriving at the property, there is a long driveway which can accommodate multiple vehicles to the front of the garage, there is a lawned area to the side which could be made into additional parking if necessary. Entering through the porch, the large entrance hall has a large storage cupboard. There is a sitting room / snug to the front of the property and passing this, you enter a large, open plan kitchen / living / dining room. This dual aspect room, over 7.5 meters long and nearly 4 meters wide, is the perfect family hub and has been finished to a high standard. There is also a cloakroom on the ground floor and a utility room, with the latter being easily accessed from outside the patio door. Upstairs, there are three double bedrooms, and an exquisite, modern family bathroom. The bathroom features a white suite, with large shower cubicle, central filling bath, wc with space saving cistern and modern integral wash basin.

OUTSIDE

The house is set back from the walled boundary, with generous driveway for parking with a good sized front lawn. There is a garage to the side of the property and doorway through into the enclosed rear garden. With an extensive lawn, this rear garden enjoys several mature shrubs and trees, with herbaceous beds and borders, as well as a raised patio complimenting the house with an al fresco dining area from the kitchen. To the rear boundary, there is a large outbuilding with power and internet. This excellent space would make a superb home office, workshop or gym. There is also an outside tap and courtesy lighting.

SERVICES

All mains services are connected, systems and services have not been tested.

TENURE

Freehold

AGENTS NOTE

The property benefits from a PIV system (Positive Input Ventilation). For more information, please call us on 01278 455255.





Hawkridge Road, Bridgwater, TA6

Approximate Area = 1264 sq ft / 117.4 sq m (excludes garage)

Outbuilding = 420 sq ft / 39 sq m

Total = 1684 sq ft / 156.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Cooper and Tanner. REF: 950219

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