

Guide Price  
£650,000  
Freehold







Manor Drive, Berrow, Burnham-on-Sea, Somerset TA8 2LL



### Features

- Three reception rooms
- Four spacious bedrooms
- Large corner plot
- Highly sought after location
- Master bedroom with en-suite
- Open-plan kitchen
- Double garage
- Landscaped garden

## Summary of Property

For sale is an exceptional detached property, beautifully and neutrally decorated. This residence boasts an extraordinary number of three reception rooms, one well-equipped kitchen, four spacious bedrooms, and two exquisite bathrooms.

Set in a highly sought after location, this property occupies a large corner plot that exudes peacefulness and serenity, surrounded by green spaces and a strong local community. This property is an ideal abode for families, couples, or those looking towards retirement.

The master bedroom is a true sanctuary, filled with natural light, boasting built-in wardrobes and an en-suite bathroom. The remaining three bedrooms are spacious, with two being doubles, all offering built-in wardrobes or storage and bathed in natural light.

The property offers two bathrooms, each with a heated towel rail, a vanity unit hand basin, and a low-level wc. The main bathroom has a S/F shower over bath, and the master en-suite features a large walk-in shower.

The open-plan kitchen is a chef's dream, offering a utility room, an abundance of storage, and dining space. The kitchen is filled with natural light and is equipped with wall, base units, and a drawer.

The reception rooms cater to every need. The first room features large windows and a fireplace with access to the dining room. The second room can be used as a study, playroom, or even a fifth bedroom, and the third room is a beautiful conservatory providing access to the garden.

Additionally, this property benefits from a double garage and is within council tax band F. Enjoy the peaceful life in this sought-after location, in a home that caters to all your needs.

Mains Electricity, Gas, Water and Drainage are connected. Vacant Possession on Completion. Council Tax Band F : £3,250.68 2024/25

# Room Descriptions

## ACCOMMODATION

### ENTRANCE HALL:

Double glazed entrance door having cut-glass panels. Radiator, double glazed window, coved ceiling, dado rail and cloaks cupboard.

### CLOAKROOM:

White suite comprising integrated low-level WC and wash hand basin. Tiled floor, part-tiled walls, extractor fan and radiator,

### LOUNGE: 4.97m x 3.62m / 16' 4 x 11' 11

Having a granite fire place with a fitted real life gas fire, double glazed bay window, radiator, coved ceiling and dado rail.

### OPEN PLAN KITCHEN & DINING ROOM:

DINING ROOM: 3.62m x 2.73m / 11' 11 x 8' 11

Radiator, coved ceiling and sliding patio door to the Conservatory.

KITCHEN: 5.93 x 3.91 / 19' 4" x 12' 8" (max)

Very well equipped with enamel 1½ bowl single drainer sink unit having a mixer tap, comprehensive range of base, wall and drawer units. Fitted 'NEFF' gas four-ring hob with a 'NEFF' cooker hood. Fitted 'NEFF' oven and integrated refrigerator. None spot lights, double glazed windows and double glazed French doors to the Rear Garden.

### CONSERVATORY: 4.27 x 3.39 / 14' 0" x 11' 1"

Tiled floor, double glazed windows and double glazed French doors to the Rear Garden.

### UTILITY ROOM: 2.07m x 1.63m / 6' 9 x 5' 4

Single drainer sink unit with mixer tap. Plumbing for an automatic washing machine. 'Worcester' gas fired boiler providing central heating and domestic hot water. Double glazed door to the Side Passage.

### STUDY: 2.71m x 1.97m / 8' 11 x 6' 6

Double glazed window, radiator and coved ceiling

### Stairs from the Hall to:-

### LANDING:

Airing cupboard housing the insulated hot water tank fitted with an electric immersion heater.

### MASTER BEDROOM: 6.08m x 3.63m (max) / 19' 11 x 11' 11

Two built-in double wardrobes, two fitted double wardrobes and high-level cupboards. Double glazed window and two radiators.

### EN-SUITE SHOWER ROOM:

Fully tiled with a white suite comprising shower cubicle with a 'Mira' shower, wash hand basin and low-level WC. Heated towel rail and two double glazed windows.

### BEDROOM: 3.55m x 3.13m / 11' 8 x 10' 3

Double glazed window, radiator, coved ceiling and built-in double wardrobe.

### BEDROOM: 3.60m x 2.67m / 11' 10 x 8' 9

Double glazed window, radiator, coved ceiling and built-in double wardrobe.

### BEDROOM: 3.06m x 2.51m / 10' 0 x 8' 3

Coved ceiling, radiator, double glazed window, dado rail and access to the insulated loft space.

### BATHROOM:

Fully tiled with a white suite comprising panelled bath with 'Mira' shower unit over and screen, integrated wash hand basin and low-level WC. Heated towel rail, double glazed window, three spot lights and radiator.

### OUTSIDE:

Tarmacadam driveway providing parking spaces and leading to:-

### DOUBLE GARAGE: 5.18m x 5.15m / 17' 0 x 16' 11

Electrically operated up-and-over door, concrete base, fluorescent strip light and power and side personal door.

### FRONT GARDEN:

The Front Garden is beautifully manicured with lawn and well-tended flower beds.

### REAR GARDEN:

Side pedestrian access to the good sized Westerly-facing Rear Garden which has been caringly landscaped by the current owners and is laid to lawn with very attractive flower and shrub beds and borders. Extensive paved patio, area of decking, ornamental pond and Greenhouse. The garden enjoys considerable privacy. Additional secluded area of garden with a Southerly-facing aspect, water tap and Shed. The whole garden enjoys a number of mature trees.





# Floorplan



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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<b>Local Authority</b> Somerset	<b>Council Tax</b> Band: F Annual Price: £3,275
<b>Conservation Area</b> ? No	<b>Flood Risk</b> No Risk
<b>Floor Area</b> 0 ft <sup>2</sup> / 0 m <sup>2</sup>	<b>Plot Size</b> 0.20 Acres
<b>Mobile Coverage</b> EE ● Vodafone ● Three ● O2 ●	<b>Broadband</b> Basic 4 Mbps Superfast 39 Mbps Ultrafast 1000 Mbps
<b>Satellite / Fibre TV Availability</b>	
BT ✓	
Sky ✓	
Virgin ✓	