

Manor Way, Berrow, Burnham-on-Sea, Somerset. TA8 2RG

£875,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS are delighted to offer this .....Five bedroom executive style detached family home on large plot situated in a highly sought-after location in Berrow, Somerset.

Extended & extensively refurbished during our vendors ownership, the property boasts from the enclosed porch an impressive entrance hall with staircase rising to first floor landing, four reception rooms including a vast open-plan kitchen/diner/family room and being the heart of the home, five bedrooms including two oversize bedroom suites with dressing rooms & en-suites, three further bedrooms plus a fabulous family bathroom.

In addition, there is a ground floor cloakroom, large utility room & pantry off the kitchen.

Outside, the property is approached by a long driveway allowing for driveway parking for multiple vehicles.

To the rear, the large level garden offers a high degree of privacy. Laid mostly to lawn with raised decked area housing sunken hot tub to the immediate rear of the property & being ideal for relaxing or entertaining with friends & family.

Situated in the highly regarded Manor Way cul-de-sac between Berrow & Brean with the beach a mere stones throw away plus country walks & two golf courses within a mile, this address is the ideal location for an active family.

Supermarkets & high street shopping are close by in Burnham-on-sea just a couple of miles away & the M5 junction 22 beyond offering easy access to Bristol & Exeter.

Offered with no onward chain complications this immaculate & extensive family home is sure to attract much attention but to fully appreciate all this stunning property has to offer we recommend an early viewing.

Serious enquiries from clients at least on the market only please.

## FEATURES

- Executive Detached Family House
- Extended & Upgraded By Current Owners
- Five Bedrooms
- Two En-suites & Family Bathroom
- Five Reception Rooms
- No Chain Complications
- Extensive Rear Gardens
- Ample Driveway Parking
- Sought After Cul De Sac Location
- Freehold Property
- EPC - TBC
- Council Tax Band - F



# ROOM DESCRIPTIONS

## Enclosed Porch

Multi-locking composite front door with frosted side panel. Radiator, Twin door storage cupboard. Half glazed internal door to Hall.

## Hall

Part Wood block floor running to grey laminate flooring in side comidor, turning staircase rising to first floor, window to front aspect. Two Radiators.

## Lounge

Triple aspect with front & side facing windows plus glazed double doors opening to Sunroom. Brick built fireplace with wooden mantelpiece & tiled hearth housing wood burner. Dark wood engineered oak flooring. Two radiators. Ceiling spotlights.

## Kitchen/Breakfast Room

Fitted with a comprehensive range of grey base & eye level units with white quartz worksurface. Integral twin eye level double ovens plus eye level microwave oven. Gas hob with extractor over. Integrated dishwasher, wine cooler, sink with mixer tap featuring instant hot water & food waste disposal unit. Space for American Fridge/Freezer (by negotiation). Fabulous island unit with breakfast bar area, triple hanging lantern lights over & central power unit. Window and door overlooking rear deck & garden. Twin Velux windows. Vertical radiator, ceiling spotlights. Grey Amtico flooring. Door to walk-in Pantry with ample shelving.

## Dining Room

Open-plan from Kitchen with dark wood engineered oak flooring. Radiator, Wide square opening to Sun Room.

## Sun Room

A great addition to the property - seamlessly linking the dining room & lounge together and with stunning views over the rear garden from full width windows & bi-fold doors opening to decked area plus twin Velux windows. Dark wood engineered oak flooring, vertical radiator, air-conditioning unit, feature electric fireplace with wood slatted chimney breast,

## Utility Room

Complimentary range of grey units with quartz work surface, 1 1/4 bowl stainless steel sink & drainer, space for washing machine & tumble dryer. Integrated freezer. Wood laminate flooring, radiator, upvc door with cat flap to rear deck.

## Family Room

To the front of the property and accessed from corridor off the Hallway is a large reception room - ideal for family use or a media room. Window to side aspect, two radiators. Ample power points. Ceiling spotlights plus integrated ceiling speakers.

## Reception Room

Window to side aspect, radiator, vinyl plank effect flooring , ceiling spotlights, door to office.

## Home Office/Study

Fitted with a range of useful office style shelves & storage units, window to side aspect, vinyl plank effect flooring, radiator, ceiling spotlights, internet access point.

## Cloakroom

Feature tiled floor & half walls with low level WC & corner wash hand bowl sat on a plinth with cupboard below. Chrome ladder style radiator, large storage cupboard previously used as a shower cubicle. Extractor.

## Landing

Doors to all principle rooms, front facing window, airing cupboard housing hot water cylinder, loft access, comidor to Primary Bedroom suite with further window featuring integral blinds.

## Primary Bedroom Suite

A sizeable room with half panelled feature wall. Twin windows to front aspect & doors to balcony with glass balustrade. Air conditioning unit, ceiling spotlights, two radiators. Electric underfloor heating with separate controller  
Door to:

## Dressing Room

Fitted with a range of open wardrobes and dressing table. Loft hatch with pull-down ladder. Ceiling spotlights,  
Archway to:

## En-suite Shower Room

Stunning fully tiled walls & floor with oversize glass walk-in shower cubicle housing mains powered ceiling mounted monsoon shower head & further wall mounted shower unit. Floating his n hers' basins with storage cupboards below, low level WC. Obscure window, chrome ladder style radiator, ceiling spotlights.

## Guest Bedroom Suite

Double glazed windows overlooking rear garden, air conditioning unit , radiator.  
Door to:

## Dressing Room

Range of fitted wardrobes, window to garden aspect. Radiator.

## En-suite

Half tiled walls & floor with glass walk-in shower cubicle housing mains powered shower 'His n hers' basins with storage cupboards below, low level WC. Chrome ladder style radiator, ceiling spotlights, Sun link solar light tube.

## Bedroom Three

Twin window to rear aspect, air-conditioning unit, feature tongue n groove style wall. Radiator

## Bedroom Four

Twin windows overlooking garden, radiator.

## Bedroom Five

Front aspect window, radiator.

## Family Bathroom

White suite with low level WC & fitted wash hand basin with storage below. 'L' shape bath with mains operated shower above with glass screen. Feature wall tiling, Chrome ladder style radiator, ceiling spotlights, solar light tube, built in wall mounted TV.

## Outside

The rear garden is level & large - mostly laid to lawn with a central circular patio area. Raised decked area to immediate rear of the property with access from Sun Room, Kitchen & Utility with sunken hot tub. Decking area includes exterior grade wall mounted speakers. Large patio area beyond & below. The garden has land drainage installed.  
Side & gated access to front of the property.  
Childrens play frame is included if required.

## Garage

The garage has been significantly shortened & largely integrated into the property and is ideal for storage with electric door, power & light.

## Front Garden

Open-plan areas of lawn with tarmac driveway suitable for parking at least four/five vehicles. Outside lighting.

## Agents Note

Includes 4 camera digital cctv system and wireless remote accessed intruder alarm system. Central heating controls with remote access with separate upstairs and downstairs zones. 3 x ubiquiti WiFi access points throughout the property.

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property







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