

34 Rectory Road, Burnham-on-Sea, Somerset. TA8 2BZ

£695,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

**** Significantly Reduced to Sell ****

House Fox Estate Agents are delighted to offer this substantial four bedroom detached house situated in one of Burnham-on-Sea's most sought-after roads.

This well presented family home boasts stunning gardens, ample parking, a conservatory, and a study, offering spacious and versatile accommodation. With its charming appeal, no onward chain complications, and a host of remarkable features, this is an opportunity not to be missed!

The accommodation in brief consists: On the ground floor a range of spacious and inviting living areas, perfectly suited for various purposes. From the elegant reception rooms to the cosy study & sunny conservatory, there's a room for every occasion. The large kitchen/diner is well equipped & flows to a useful utility area with cloakroom beyond.

Upstairs, four well-proportioned bedrooms provide a serene haven for rest and relaxation with three of the bedrooms enjoying super views over the rear garden. The primary bedroom benefits from a range of fitted bedroom furniture plus a separate dressing room & en-suite bathroom. Further, a modern family bathroom accessed from the Landing.

Outside to the rear there is a large level & secluded garden mostly laid to lawn with stone chip areas. Facing largely south, it's the ideal spot for outdoor activities, family gatherings, or simply unwind in the well stocked garden with various flower beds, shrubs, trees.

To the front, ample parking for at least six vehicles with central circular brick flower bed leading to the front door & double garage.

Burnham-on-Sea is a popular location, known for its picturesque coastal charm and vibrant community. Situated in one of the most coveted roads in the area, this property offers a prime location, close to the seafront, town centre and transport links. Enjoy the best of both worlds with the peacefulness of a secluded neighbourhood while still being within easy reach of everything you need.

FEATURES

- Mature Detached House
- Four Bedrooms
- Primary Bedroom with Dressing Room & En-Suite
- Three Reception Rooms
- Spacious Conservatory
- Fabulous secluded Rear Gardens
- No Onward Chain Complications
- Viewing Essential
- Sought after location
- EPC - D

Don't miss out on the chance to call this beautiful house your home. Contact our dedicated agents today to book your viewing.



ROOM DESCRIPTIONS

Hall

'L' shape Hallway with feature archway, under-stairs cupboard with turning staircase above, radiator.

Lounge

Positioned to the rear of the house and enjoying views over the rear gardens from a wide double glazed bay window with central French doors opening to the rear patio area area, being ideal for entertaining on a warm sunny day. Living flame gas fire set in stone fireplace & hearth, coving two radiators.

Reception/Dining Room

Double glazed window to side aspect & wide French doors opening to Conservatory. Radiator, coving.

Study

Dual aspect double glazed windows to front & side aspects. Radiator, coving.

Conservatory

Another super room from which to fully appreciate the garden with dwarf walls & double glazed windows over with fitted blinds. Patio doors to side aspect opening to paved patio. Tiled floor, radiator, two Velux style windows for extra ventilation.

Kitchen/Breakfast Room

Good size room with ample space for table & chairs. Comprehensive range of base & eye level units with stainless steel sink & drainer, five ring induction hob with extra hood over. Eye level NEFF double oven. Double glazed window to front aspect, feature vertical radiator, spotlights, tiled splash-backs, wood effect flooring, Door to Garage and flow through to Utility area.

Utility Area

Base units with stainless steel sink & drainer & space & plumbing for washing machine. Spotlights, wood effect flooring, spotlights, upvc door opening to rear garden & internal door to Cloakroom.

Cloakroom

Modern white suite consisting low level WC & wash hand basin with cupboards below. Wood effect flooring, radiator, obscure double glazed window.

Double Garage

Up & over door, power & light, loft access, further Utility area with space for tumble dryer & freezer. Wall mounted Viessman gas boiler. Door to rear garden.

Landing

Doors to all principle rooms, loft access, coving.

Primary Bedroom One

Double glazed window overlooking the rear garden, range of fitted bedroom furniture, twin wall lights, coving radiator. Doors to Dressing Room & En-suite.

Dressing Room

Fitted with a range of wardrobes & drawers. Double glazed window, radiator.

En-suite Bathroom

White suite consisting panel bath, corner low level WC & wash hand basin with fitted cupboards below. Fully tiled Shower cubicle housing mains operated Mira shower unit. Obscure double glazed window, white ladder style radiator.

Bedroom Two

Dual aspect with three double glazed windows (two overlooking rear garden). Radiator, coving, corner wash hand basin.

Bedroom Three

Rear facing double glazed window, radiator, coving.

Bedroom Four

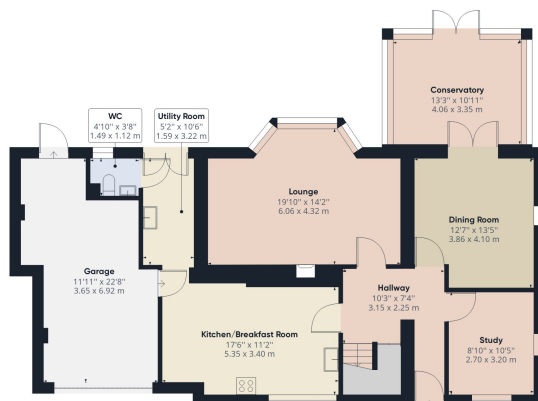
Front facing double glazed window, built-in double wardrobe, coving, radiator.

Family Bathroom

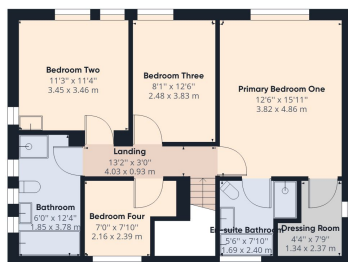
Spacious bathroom with fully tiled walls & white suite



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
2079.84 ft²
193.22 m²

(1) 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.

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