

The Ruddocks, Banwell, Somerset. BS29 6DZ

Offers in Excess of £400,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS... this exceptional four-bedroom detached family home, perfectly positioned within the highly sought-after Mead Fields development. This modern property is packed full of upgrades, offering a blend of style and practicality that is sure to impress. The main bedroom boasts a luxurious en-suite, providing a private retreat, while three additional bedrooms offer ample space for family and guests. The heart of the home is the beautifully appointed kitchen/dining/family area, complete with top-of-the-line finishes and fixtures, ideal for both everyday living and entertaining. The landscaped rear garden is a serene outdoor space, perfect for relaxation and gatherings, with easy access through a pedestrian door from the garage. The garage itself, along with off-road parking, ensures convenience and ample storage. This home also benefits from the peace of mind that comes with the remaining years of the new home warranty. Combining modern comforts with an unbeatable location, this property is an opportunity not to be missed.

## FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached 4 Bedroom House
- Superb kitchen/diner/family area
- Landscaped Garden
- Many upgrades throughout
- Show home condition
- Cloakroom and en suite
- Stunning home
- Garage and parking for 2
- EPC- B



## ROOM DESCRIPTIONS

### Main front door to the hallway:

### Hallway

Stairs to the first floor. Storage cupboard.  
Doors leading to living room, kitchen/diner and downstairs WC.

### Living Room

4.88m x 3.47m (16' 0" x 11' 5") Double glazed window to front, radiator, tv point

### Kitchen/Diner/Family area

4.41m x 6.04m (14' 6" x 19' 10") Double glazed window to rear, double glazed patio doors opening to rear garden, integrated double oven, fridge/freezer and dishwasher, hob with extractor over, range of wall and base units with worktop over, inset sink with mixer tap, storage cupboard/pantry, radiator.

### Utility Room

1.67m x 1.82m (5' 6" x 6' 0") Inset sink with mixer tap, base units with worktop over, space for washing machine, boiler, door to side.

### Cloakroom

Double glazed window to front, low level WC, low level wash hand basin, radiator

### First floor landing

Doors to all four bedrooms and bathroom, stairs to ground floor, storage cupboard

### Bedroom One

4.57m x 2.98m (15' 0" x 9' 9") Double glazed window to front, radiator, door to:

### En-suite

Double glazed obscure window to side, walk in shower cubicle, low level WC, low level wash hand basin, radiator

### Bedroom Two

3.42m x 2.79m (11' 3" x 9' 2") Double glazed window to rear, radiator

### Bedroom Three

2.31m x 3.14m (7' 7" x 10' 4") Double glazed window to rear, radiator

### Bedroom Four

2.12m x 2.94m (6' 11" x 9' 8") Double glazed window to front, radiator

### Bathroom

Double glazed obscure window to side, bath with shower over, low level WC, wash hand basin, radiator

### Rear Garden

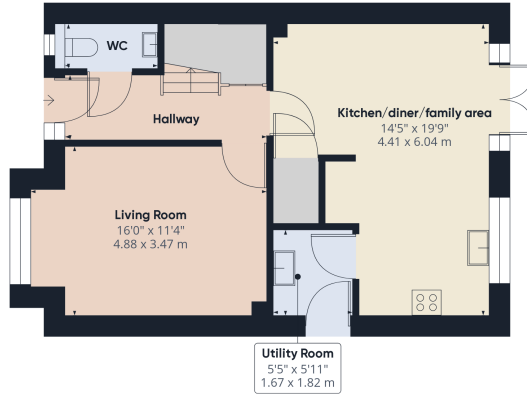
Landscaped Garden, access via side gate or kitchen, patio area, artificial lawn area, area laid to stone chippings, mature plant/shrub borders, courtesy door to garage.

### Garage and Parking

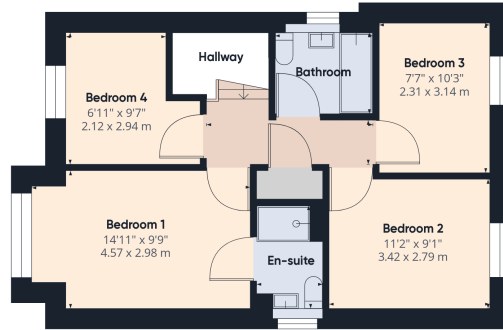
Access to garage via courtesy door in garden or up and over door to front, two parking spaces on driveway to front.



# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1096.2 ft<sup>2</sup>  
101.84 m<sup>2</sup>

(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.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

