

£650,000  
Freehold







75b Dashfield, Conway Crescent, Burnham on Sea, Berron, Somerset TA8 2UW



## Features

- Immaculate detached bungalow with modern design
- High ceilings and solid oak flooring
- Master bedroom with en-suite bathroom
- Large bathroom with luxury amenities
- Chef's kitchen with open-plan layout
- Utility room and flooded dining space
- Two unique reception rooms with garden views
- Double garage and spacious loft space
- Quiet area with local amenities
- Four spacious bedrooms, one of which has the potential for a dining or hobbies room

## Summary of Property

For sale is this immaculate detached bungalow, a perfect blend of tasteful design and outstanding finish. Featuring four spacious bedrooms, two exquisite reception rooms, and a modern kitchen, this property offers generous accommodation.

The property is highlighted by its high ceilings and solid oak flooring throughout. The master bedroom, bathed in natural light, boasts an en-suite for added privacy. The other two double bedrooms are equally spacious with one featuring built-in wardrobes, both benefiting from ample natural light. The fourth bedroom could be used as a multi-function space, perfect for a dining room or hobbies room.

The large bathroom is a sanctuary, complete with built-in storage, a heated towel rail, a panel bath, and a walk-in double shower for your relaxation needs. The low-level WC adds a touch of modern elegance to the space.

The kitchen is a chef's delight with a practical open-plan layout, a handy kitchen island, modern appliances, and built-in pantries. The utility room is an added convenience while the dining space is flooded with natural light, making mealtimes a joy.

The two reception rooms each offer unique features. The first provides a serene garden view through large windows and access to the garden under a vaulted ceiling. The second reception room also offers a garden view and access, with the addition of folding doors for an open-air feel.

The property comes with a double garage accessible via electric gates, ensuring secure parking. The loft space is boarded and spacious, offering potential for expansion subject to planning.

Located in a quiet and peaceful area with a strong local community, nearby schools, local amenities, and walking routes make this property ideal for families, couples, or those looking to retire in style.

The property has an impressive EPC rating of B and falls under the council tax band E. Its unique features, open-plan layout, and backwater location make it a remarkable find in today's market.

# Room Descriptions

## In Brief

Built to a very high standard of brick and stone cavity walls and having a slat, felted and insulated roof space. The large loft space has been boarded and presents itself as an ideal project for conversion into further living accommodation. The bungalow has been fitted out to a very high quality and benefits from solid oak flooring throughout. An early viewing is strongly recommended.

Mains Water, Electricity, Gas & Drainage are connected. Vacant Possession on Completion.

Council Tax Band: E - £2,750.57 for 2024/25 EPC: B 83

## ACCOMMODATION

### STORM PORCH:

Downlighter spot light

### ENTRANCE HALL:

Entrance door with double glazed inset panels and double glazed side panel. Large built-in cupboard. Coved ceiling, twelve downlighter spot lights and radiator. Airing cupboard housing the copper hot water tank fitted with an electric immersion heater. Access to the large boarded loft space via folding wooden ladder.

### LOUNGE: 6.12m x 4.13m / 20' 1 x 13' 7

Two radiators and triple aspect double glazed windows. The southerly-facing gable-end window is of vaulted style.

### BEDROOM/DINING ROOM / HOBBIES ROOM: 4.47m x 3.59m / 14' 8 x 11' 9

Double glazed window, radiator and coved ceiling. Nine downlighter spot lights and numerous power sockets.

### DINING KITCHEN:

Very comprehensive range of quality kitchen furniture units comprising various base, wall and drawer units with polished granite work tops. 1½ bowl sink. Peninsular bar, integrate dish washer, fitted Range Master cooker with Range Master cooker hood, Coved ceiling, seventeen spot lights, triple aspect double glazed windows and folding double glazed doors to the Rear Garden.

### UTILITY ROOM: 3.84m x 2.04m / 12' 7 x 6' 8

Various quality kitchen units with polished granite work tops and stainless steel sink. Plumbing for an automatic washing machine. Coved ceiling and radiator. 'Worcester' gas fired boiler providing domestic hot water and central heating. External door to the side of the bungalow.

### MASTER BEDROOM: 5.38m x 3.43m (maximum) / 17' 8 x 11' 3

Dual aspect double glazed windows, radiator and four downlighter spot lights.

### EN-SUITE SHOWER ROOM:

Shower cubicle with 'Mira' shower attachment. Rectangular wash hand basin with cupboard under and low-level WC. Heated towel rail, double glazed window, extractor fan, light with shaver point and three downlighter spot lights.

### BEDROOM: 3.64m x 3.29m / 11' 11 x 10' 10

Double glazed window, radiator, coved ceiling and two built-in wardrobes.

### BEDROOM: 3.25m x 2.71m / 10' 8 x 8' 11

Double glazed window, radiator and coved ceiling.

### BATHROOM:

White suite comprising panelled bath, shower cubicle with a 'Mira' shower unit, rectangular wash hand basin and low-level WC. Coved ceiling, double glazed window, heated towel rail, extractor fan, light with shaver point and four downlighter spot lights.

### OUTSIDE:

FRONT GARDEN: Approached via two sets of iron gates the front set are opened and closed via a fob and powered by electricity. The Front Garden has flower beds, outside lighting and outside water tap. Good sized paved driveway providing parking space for a number of vehicles. Hardstanding for a boat or caravan.

### DOUBLE GARAGE: 6.09m x 5.33m / 20' 0 x 17' 6

Twin up-and-over doors (one; electronically operated), concrete base, electric light and power.

### REAR GARDEN:

Side pedestrian access to the southerly-facing Rear Garden which is laid to lawn with attractive paved patio areas and pathways. Outside water tap.





GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Material Information**

**Utilities Services:**

Mains Water, Gas, Electricity & Drainage are Connected

**Flood Risk:**

<https://flood-map-for-planning.service.gov.uk/>

**Broadband & Mobile Signal:**

For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Planning Applications:**

[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)

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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