

Guide Price
£299,950
Freehold





Rosewood Avenue, Burnham-on-Sea, Somerset TA8 1HD



Features

- Modern chalet style bungalow
- Flexible three bedroom layout
- Extended kitchen breakfast room
- Ground floor bedrooms
- First floor main suite
- En suite and dressing room
- Corner plot position
- Low maintenance gardens
- Gated off street parking
- Convenient level location

Summary of Property

A modern semi detached chalet style bungalow offering flexible accommodation of up to three bedrooms, set in a convenient and level location within easy reach of Burnham on Sea town centre, sea front, doctors surgery and supermarkets. The property is well presented throughout and benefits from an extended kitchen breakfast room, providing additional space and improved functionality, along with the addition of a useful entrance porch which enhances day to day practicality.

UPVC double glazing and gas central heating are installed, and the accommodation is arranged over two floors making the property suitable for a range of buyers. The ground floor comprises an entrance porch leading into the hallway with stairs to the first floor, a comfortable lounge with sliding doors opening onto the front garden, a spacious kitchen breakfast room fitted with a range of units and appliances, and two versatile ground floor bedrooms, one of which could easily be used as a dining room/study. A modern shower room completes the ground floor accommodation. To the first floor there is a generous double bedroom with part restricted head height, enjoying the benefit of an en suite bathroom and a separate dressing area, creating an attractive main bedroom suite.

Outside, the property occupies a corner plot with low maintenance gardens to the front, side and rear, all designed for ease of upkeep while still offering a good degree of privacy. Off street parking is provided to the rear of the property for several cars. The property is offered in clean and tidy condition, and ready to personalise the space to your own taste. An early viewing is strongly recommended.

Room Descriptions

PORCH:

Welcoming area for coats, shoes and storage.

ENTRANCE HALL:

Accessed via a UPVC double glazed obscured entrance door. Stairs rise to the first floor. Laminate flooring. Doors leading to principal ground floor rooms.

LOUNGE 14'5 x 10'4 (4.39m x 3.15m)

A well proportioned reception room with UPVC double glazed sliding doors opening into the enclosed front garden. Feature fire surround with inset gas fire. Television point. A light and comfortable living space.

KITCHEN/BREAKFAST ROOM: 14.76m x 3.23m (15' 7" x 10' 7")

4.76m x 3.23m (15' 7" x 10' 7") Extended to provide a practical kitchen breakfast area. Fitted with a range of wall and floor units incorporating a single sink and drainer with mixer tap. Integrated electric oven with gas hob and extractor fan above. Integral washing machine, fridge/freezer and microwave. Two UPVC double glazed window to the front aspect.

BEDROOM TWO: 10'0 x 7'8 (3.05m x 2.34m)

A ground floor bedroom with UPVC double glazed window overlooking the rear garden. Useful understairs storage recess.

BEDROOM THREE/DINING ROOM/STUDY: 9'2 x 7'1 (2.79m x 2.16m)

A versatile ground floor room currently suitable for use as a bedroom or dining room. UPVC double glazed French doors provide access to the rear garden.

SHOWER ROOM: 6'0 x 5'6 (1.83m x 1.68m)

Fitted with a tiled shower cubicle, suspended wash hand basin and close coupled WC. Extractor fan. UPVC double glazed obscured window to the side. Tiled floor to ceiling.

FIRST FLOOR LANDING:

A UPVC double glazed window to the side. Access to roof space. Cupboard housing the combination gas boiler supplying domestic hot water and central heating with a door into the bedroom.

BEDROOM ONE: 13'8 x 10'11 (4.17m x 3.33m)

A generous first floor bedroom with part restricted head height. UPVC double glazed window to the front. Door leading to the en suite bathroom.

BATHROOM: 11'0 x 6'2 (3.35m x 1.88m)

This is a modern, well finished bathroom that ticks both the style and practicality boxes. You've got a freestanding roll top bath as the visual anchor, which instantly gives it a bit of wow factor, paired sensibly with a separate quadrant shower enclosure with glazed screens and chrome fittings. Best of both worlds. Quick shower or long soak, job done.

The walls are finished with contemporary grey tiling to dado height, keeping it clean and low maintenance, while the darker wood effect flooring adds contrast and warmth without looking dated. A white WC and pedestal basin keep everything crisp and neutral, and there's good natural light coming in via the window, so it doesn't feel boxed in or gloomy. Door to dressing room.

DRESSING ROOM: 6'2 x 5'10 (1.88m x 1.78m)

Useful dressing area with double glazed Velux window to the rear.

OUTSIDE:

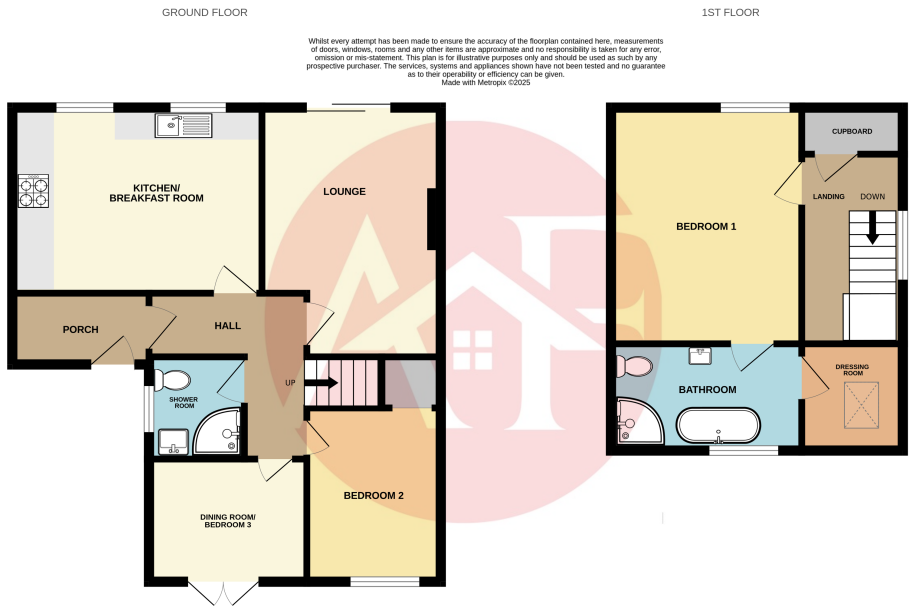
Outside, the property benefits from off road parking for two vehicles, providing convenient and secure parking close to the accommodation. In addition, there are two enclosed courtyard areas, both designed with low maintenance in mind, offering private outdoor spaces ideal for seating, entertaining or secure storage. The courtyards are well suited to buyers seeking manageable outside space without the upkeep associated with traditional gardens, while still providing a good degree of privacy and flexibility for everyday use.

LOCATION:

Burnham-on-Sea is ideally located just minutes from the M5, making it a great base for exploring Somerset and beyond. The town offers seven miles of sandy beach along with sailing, fishing, theatres, a cinema, swimming pool, golf course, festivals, live music and the famous Guy Fawkes Carnival. Nearby attractions include Cheddar Gorge, Wells Cathedral, Glastonbury and the wildlife rich Avalon Marshes, renowned for winter startling murmurations. Steart Marshes and Weston-super-Mare are both close by, while Exmoor National Park offers dramatic scenery, coastal walks and wild ponies, all within easy reach.



Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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