

Sedgemoor Close, Lympsham, Weston-Super-Mare, Somerset.

BS24 0AF

£500,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to offer this stunning, almost new, four bedroom detached house situated in the highly desirable village of Lympham in Somerset.

This spacious & immaculate home was first occupied in early 2022 and has been maintained in 'show home' condition throughout.

In brief, the accommodation consists: Entrance Hall, rear facing dual aspect Lounge with views over the gardens, high specification Kitchen/Diner with Utility room off, versatile Study or ground floor Bedroom Five plus a Cloakroom & useful storage cupboard.

On the first floor off the Landing are four double bedrooms with the Primary bedroom benefiting from a luxury En-suite Shower room, plus a similar high specification Family Bathroom.

Outside and attached to the property is a large single Garage with space for at least two vehicles on the driveway to the front, plus a further small area of land to the side currently laid to lawn.

The gardens run across the rear of the property with fabulous southerly views over open countryside to Brent Knoll.

The house is quietly located towards the end of a small cul-de-sac to the south of the village centre with the Church of St. Christopher's, the village shop, primary school, post office & Sports/Cricket Club all just a few minutes walk.

Of particular note for families is the village primary school feeds into the highly rated Cheddar Valley Schools catchment area with the school coach for Hugh Sexey's & Kings of Wessex stopping nearby.

In summary this immaculate & nearly new contemporary family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate not just the accommodation but the location & far reaching views over open countryside.

FEATURES

- Modern Detached House
- Ultra Desirable Village Location
- Immaculate Condition Throughout
- Four Double Bedrooms
- Attached Garage & Driveway
- South Facing Views over Open Countryside
- Highly Rated School Catchment Area
- Freehold
- Council Tax Band - E
- EPC B



ROOM DESCRIPTIONS

Hall

Hall with wood laminate flooring. Useful under-stairs storage cupboard with staircase over rising to the first floor. Radiator.

Lounge

Dual aspect double glazed windows, radiator.

Study/ Bedroom Five

Front facing double glazed window, wood effect laminate flooring, radiator.

Kitchn/Diner

Comprehensively fitted kitchen with a range of base & eye level units featuring wood block effect worksurfaces. Integrated electric eye level double oven & four ring gas hob with extractor hood over. Integrated fridge/freezer & dishwasher. One & quarter stainless steel sink & drainer. Ceiling spotlights, double glazed window to front aspect. Dining Area to the rear of the room with twin double glazed patio doors opening to rear paved patio area. Radiator. wood laminate throughout both Kitchen & Diner. Door to Utility room.

Utility Room

Complimentary range of base & eye level units with concealed wall mounted combination boiler. Stainless steel sink & drainer, space & plumbing for washing machine & tumble dryer. Wood laminate flooring. Door to rear garden.

Cloakroom

White suite consisting low level WC & wash handbasin with fitted cupboards below. Wood laminate flooring, extractor, radiator.

Landing

Loft access, radiator, large storage cupboard. Doors to all principle rooms.

Primary Bedroom One

Rear aspect double glazed window, radiator, integral wardrobes.. Door to En-suite.

En-suite

Luxury white suite consisting of full width glass shower cubicle housing mains operate shower. Fitted low level WC & wash hand basin with storage cupboards below. Obscure double

glazed window, wood effect laminate flooring, spotlights, extractor.

Bedroom Two

Rear aspect double glazed window, radiator, wood effect laminate flooring.

Bedroom Three

Double glazed window, radiator, wood effect laminate flooring.

Bedroom Four

Double glazed window, radiator, wood effect laminate flooring.

Family Bathroom

Luxury white suite consisting panel bath with mains operated shower over & glass side screen. Fitted low level WC & wash hand basin with storage cupboards below. Obscure double glazed window, radiator, spotlights, wood laminate effect flooring.

Attached Garage & Driveway

Up & over door, power & light, door to rear garden. Parking for at least two large vehicles plus a further lawned area to side.

Rear Garden

A real feature of the sale is the good size mostly south facing garden with super views over open countryside towards Brent Knoll. Gate to driveway. Patio area to immediate rear of the property.

Agent Note

All 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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