



Sunnybrook, 9 The Lerburne, Wedmore BS28 4ED

£675,000 Freehold

COOPER
AND
TANNER



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Description

With vacant possession and within a stroll from the heart of the beautiful village of Wedmore, this lovely four double bedroom property, well situated on its plot with gardens front and back, driveway and double garage, is a perfect home for anyone wanting to be in the centre of this thriving community.

The spacious, light living area has a satisfyingly circular flow round through the open plan kitchen and dining area, into the bright, dual aspect sitting room with feature fireplace and French doors to the delightful front facing spacious garden room. The kitchen and dining room look out over the back garden, with French doors opening out onto a paved terrace. The kitchen is fitted with a range of base and wall units, a fabulous seven burner range cooker and has plumbing for a dishwasher. There is a separate utility with plumbing for a washing machine, space for a tumble dryer and more storage cupboards. Downstairs there is also a study, a cloakroom, and a welcoming entrance hall.

Upstairs, the primary bedroom suite stretches the entire width of the house and benefits from a large ensuite shower room and built in wardrobes. There are three other double bedrooms, all with built in wardrobes, and they share a family bathroom.

The house is warmed by gas central heating and is double glazed throughout. Most carpets and flooring in the property have recently been replaced.

Outside

Set back off the road behind attractive stone walling, there is a well-maintained mature garden and driveway to the front and level landscaped gardens to the rear. The back garden is mainly laid to lawn and paved patio with fruit trees and mature borders. The driveway allows for parking for several vehicles and leads to a double garage.









Location

Wedmore is a thriving village set on a high ridge above the Somerset Levels with a rich history and architectural heritage. Established in Saxon times, the modern day Wedmore is an exciting social and commercial rural centre with a wide range of retail and leisure facilities including a selection of boutique shops. Day to day amenities include a newsagents/general stores, chemist, a butcher shop, delicatessen, post office, fishmongers, grocers, a range of eateries, and three public houses. A lively and friendly community, Wedmore hosts over 70 organisations with a diversity of cultural and sporting activities including opera, theatre, parkland golf course, floodlit all weather tennis courts, indoor and outdoor bowling greens and both cricket and football pitches.

There is a community run bus service to the larger nearby towns and the property falls within the popular catchment area for

Wedmore First School, Hugh Sexey Middle School and Kings of Wessex Academy and Sixth Form. Private schools include Sidcot School, Millfield and Wells Cathedral School

which are all served by private buses. Wedmore is approximately 14 miles from Bristol International Airport. The cities of Wells, Bristol and Bath are within commutable distance.

Directions

From the Wedmore office proceed along the Borough and take the left turn onto The Lerburne where the property can be found on the left hand side. You are welcome to park on the driveway during your viewing.



Local Information Wedmore

Local Council: Somerset

Council Tax Band: F

Heating: Gas central heating

Services: Mains gas, electric, water & drainage



Motorway Links

- M5 J22



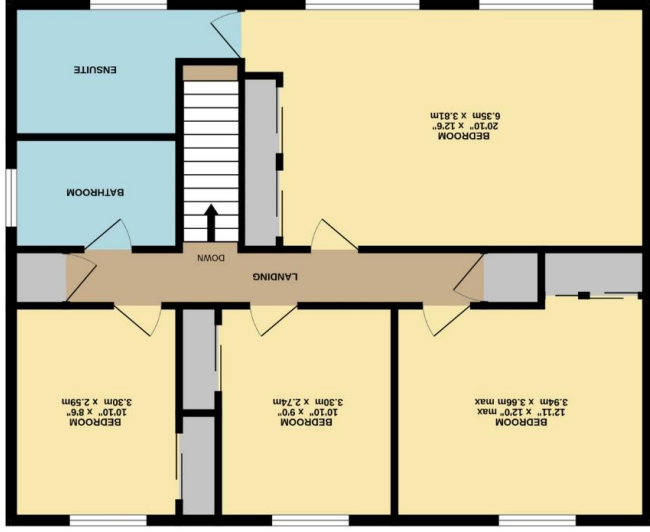
Train Links

- Highbridge & Burnham



Nearest Schools

- Wedmore First School
- Hugh Sexey Middle School
- Kings of Wessex Academy



867 sq.ft. (80.6 sq.m.) approx.

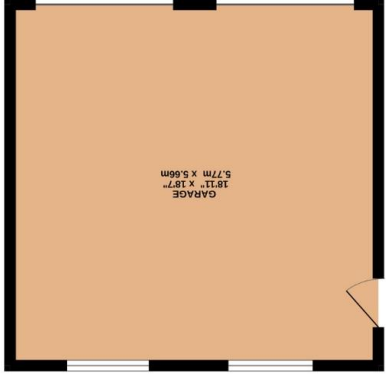
TOTAL FLOOR AREA : 2259 sq.ft. (209.9 sq.m.) approx.

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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1041 sq.ft. (96.7 sq.m.) approx.



351 sq.ft. (32.5 sq.m.) approx.

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