



Guide Price  
£439,950  
Freehold

Gielgud Close, Burnham-on-Sea, Somerset TA8 1RH  
4 Bedroom Detached House





We are delighted to present to market this immaculate 4-bedroom detached house for sale. The property boasts a versatile layout that includes two spacious reception rooms, a well-equipped kitchen, four comfortable bedrooms, and two modern bathrooms. The superior kitchen facilities offer an ideal setting for the enthusiastic home-cook, while the reception rooms provide the perfect space for entertaining guests or relaxing with family. Its unique feature is a substantial double garage and parking that offers ample storage space, further accentuating the property's appeal to families and couples alike.

Located in a sought-after location, the property's position is second to none. Benefitting from excellent public transport links, the property ensures easy access to all parts of the city. The proximity to local amenities such as grocery stores, restaurants, and health services adds to the convenience of everyday living.

Families will appreciate the nearby schools offering excellent education opportunities right on the doorstep. The presence of nearby parks and walking routes offers an array of outdoor activities, making this property a delightful blend of city and country living.

This delightful property is a testament to thoughtful design and tasteful finishes, offering a ready to move in home. It presents a fantastic opportunity for those seeking a blend of contemporary living, comfort, and convenience. Viewing is highly recommended to fully appreciate the quality of this property.

Council Tax Band: E   £2,994.58   2025/26   EPC - D68   (09/02/2025)



- Two spacious reception rooms
- Well-equipped modern kitchen
- Substantial double garage
- Sought-after location
- Proximity to local amenities
- Excellent public transport links
- Two modern bathrooms







**Accommodation:**

**Entrance Hall:**

Double glazed entrance door having leaded light features, side double glazed window, coved ceiling, radiator and understairs cupboard.

**Cloakroom:**

White suit comprising low level w/c, pedestal hand wash basin, tiled splashback, radiator and coved ceiling.

**Lounge: 6.43m x 3.66m (21' 1" x 12' 0")**

Two double glazed windows over looking the front garden, granite fireplace with real life gas fire, two radiators, coved ceiling, double glazed front doors having two double glazed side panels to the rear garden. Double doors to:

**Dining Room: 3.46m x 3.30m (11' 4" x 10' 10")**

Double glazed window, coved ceiling and radiator.

**Breakfast Kitchen: 6.43m x 2.80m (21' 1" x 9' 2")**

Comprehensive range of wall base and drawer units, fitted 'Neff' gas four ring hob, 'AEF' hood, fitted 'Hotpoint' electric oven, integrated refrigerator and integrated dishwasher, one and a half bowl single drainer sink unit with mixer tap. Three double glazed windows and two radiators, ten downlighter spot lights.

Utility Area:

Additional single drainer stainless stell sink unit with a mixer tab, plumbing for an automatic washing machine. Glow worm gas fired boiler providing domestic hot water and central heating. Double glazed door to the side pathway.

**Stairs from the hall to:**

**Landing:**

Access to the insulated loft space via sliding aluminium step ladder.

**Bedroom One: 4.08m x 2.47m (13' 5" x 8' 1")**

Double glazed window with views to Brent Knoll, radiator. Archway to:

**Dressing Room:**

Double glazed window, two built in double wardrobes. radiator and downlighter spot light.

**En Suite Shower Room:**

White suite comprising shower cubicle having a 'Mira' shower, pedestal hand wash basin, low level w/c, shaver point, extractor fan, part tiled walls, three downlighter spot lights and a double glazed window.

**Bedroom Two: 3.65m x 3.46m (12' 0" x 11' 4") (MAXIMUM)**

Double glazed window with views to Brent Knoll, radiator.

**Bedroom Three: 3.64m x 2.88m (11' 11" x 9' 5") (MAXIMUM)**

Two double glazed windows, radiator.

**Bedroom Four: 2.89m x 2.38m (9' 6" x 7' 10")**

Double glazed window with views to Brent Knoll, radiator.

**Bathroom:**

White suite comprising a panelled bath having a shower attachment, low level w/c, shower cubicle with 'Mira' shower, heated towel rail, extractor fan, part tiled walls, double glazed window and four downlighter spot lights.

**Outside:**

Tarmacadam driveway providing parking for a number of vehicles together with a caravan or boat space. Adjacent to this tarmacadam area is a sizeable area of garden currently laid to shrub bushes which could be used to extend the car parking potential significantly. The front garden is laid to Astro turf with various flower and shrub borders. Side pedestrian access to the enclosed rear garden which is laid to Astro turf with adjoining paved patio together with flower and shrub beds and borders. Summerhouse, water tap and outside electric power point.

**Double Garage: 5.13m x 5.02m (16' 10" x 16' 6")**

Twin up-over doors, fluorescent strip light and power, concrete base and rear personal door.

**Services:**

Mains electricity, gas, water and drainage are all connected.

**Tenure:**

Freehold

Vacant possession on completion













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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