

Rose Tree Paddock, Berrow, Burnham-on-Sea, Somerset. TA8 2JP

£415,000 Freehold

FOR SALE



www.housefox.co.uk



01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

House Fox proudly presents... A beautifully presented, modern detached family residence, enviably located in the highly sought-after village of Berrow, Somerset.

This exceptional home offers spacious and thoughtfully extended accommodation, perfectly suited to meet the needs of a growing family.

The property boasts generously proportioned and well-planned living spaces, beginning with an enclosed porch leading into a welcoming entrance hall. The ground floor accommodation comprises a cloakroom, a spacious open-plan dining area seamlessly flowing into the modern kitchen/breakfast room – ideal for both family living and entertaining. A separate lounge, featuring glazed doors, opens into a superb conservatory, providing an additional versatile reception space overlooking the delightful rear garden.

The first floor offers four well-sized bedrooms, each with ample natural light, along with a contemporary family shower room.

To the side of the property, there is an attached garage, presenting an excellent opportunity for conversion into additional living accommodation, subject to the necessary consents.

Externally, the rear garden is of a generous size and enjoys a secluded aspect, featuring maturing shrubs, borders, and patio areas. Of particular note, included within the sale is a substantial Summer House, featuring a six-seater hot tub – creating a fabulous space for outdoor entertaining and relaxation.

The front of the property is equally impressive, offering an in-and-out driveway providing off-street parking for at least four vehicles, in addition to a well-maintained lawned garden.

During their ownership our vendors have improved the property with various upgrades & replacements including new internal front door, new windows to front aspect, kitchen upgraded, new garage door & roof, new flooring ground floor, new staircase balustrades, new shower cubicle & outside a patio & summerhouse built.

Finally, our vendors, by negotiation, are willing to consider vacating the property to facilitate a smooth and straightforward sale process.

This exceptional family home is sure to attract significant interest, and an early viewing is highly recommended to fully appreciate the space, quality, and lifestyle on offer.

FEATURES

- Modern Detached House
- Four Bedrooms
- Immaculate Condition
- Extended Ground Floor Accommodation
- Ample Driveway Parking & Garage
- Popular Seaside Town
- Easy Walk to Beach & Countryside
- Freehold
- EPC - D
- Council Tax Band - D



ROOM DESCRIPTIONS

Ground Floor

ENTRANCE PORCH

Part block part upvc double glazed construction with Upvc double glazed obscured door. Further replacement interior obscure glazed door with matching side panel opening to the :

ENTRANCE HALL :-

Cloaks cupboard, understair storage cupboard with Worcester combination gas boiler supplying domestic hot water and radiators. Feature tile effect flooring & staircase leading to the first floor.

CLOAKROOM :-

Close coupled w.c., wash hand basin and extractor fan. Wood effect flooring.

LOUNGE :-

Modern Upvc double glazed window to front, television point, two radiators, three wall light points, double glazed sliding patio doors to the :

CONSERVATORY:-

Part block part upvc double glazed construction with insulated roof & plastered ceiling, two upvc double glazed French doors opening to the rear garden. Radiator. Wood effect flooring.

OPEN PLAN KITCHEN/BREAKFAST ROOM AND FAMILY/DINING ROOM

KITCHEN/BREAKFAST ROOM :-

Comprehensively fitted with range of modern wall and floor units to incorporate Belfast sink with mixer tap, wood block work surfaces over, Aga style range style cooker with extractor hood over, integrated dishwasher, space and plumbing for American style fridge, upvc double glazed window to front and rear. Two upvc double glazed windows to front & rear plus upvc double glazed door to outside. Feature flooring, recessed spotlights and wide opening to the:

FAMILY/DINING ROOM :-

Super spacious room for entertaining or family living with recessed spotlights and upvc double glazed window to front and side. Two radiators.

FIRST FLOOR

LANDING :-

Feature large picture window to rear aspect flooding the area with natural light. Access to roof space & all bedrooms. Radiator.

BEDROOM ONE :-

Built in wardrobes, upvc double glazed window to front. Radiator.

BEDROOM TWO :-

Built in wardrobes and upvc double glazed window to front. Radiator.

BEDROOM THREE :-

Upvc double glazed window to rear. Radiator

BEDROOM FOUR :-

Upvc double glazed window to rear. Radiator.

SHOWER ROOM :-

Large tiled glass cubicle with rain head and hand held shower attachment, close coupled w.c., pedestal wash hand basin, extractor fan, upvc double glazed obscured window to front.

OUTSIDE

To the front of the property is a boundary wall with sweeping "in and out" driveway offering off street parking for up to six vehicles leading to the :

GARAGE :- Up and over door, light and power.

STORAGE ROOM: Lean-to storage room to rear of garage ideal for lawn mowers etc.

REAR GARDEN

To the rear of the property is an attractive enclosed garden which is fully enclosed with feature high level fencing & part walled.

Updated patio areas, lawn area and borders containing shrubs and bushes. Outside tap. Outside light. Access to front via wooden gate.

SUMMER HOUSE:

Fabulous summer house with power & light and housing large six seater hot tub. A super room ideal for entertaining all year round.

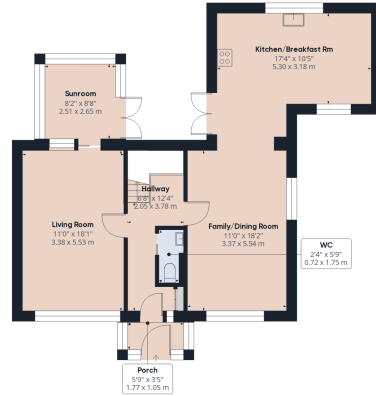
Agents Note

All approximate room measurements are shown on the attached floorplan.

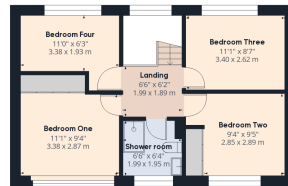
PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1338.71 ft²
124.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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