

Churchland House, Church Road, East Huntspill, Highbridge,  
Somerset. TA9 3NG

Offers in the Region of £525,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

[www.housefox.co.uk](http://www.housefox.co.uk)

01934 314242  
01275 404601  
01278 557700  
[sales@housefox.co.uk](mailto:sales@housefox.co.uk)

## PROPERTY DESCRIPTION

\*\*\* Four/Five Bedroom Detached House - Popular Village Location\*\*\*

Housefox Estate Agents are delighted to market this very well presented modern detached family house situated in a sought-after village to the east of Burnham-on-Sea, Somerset.

Built around the turn of the millennium this spacious family home offers good size & well planned layout suitable for a growing family with the accommodation consisting, in brief, impressive entrance hall, cloakroom, lounge with double doors to dining room with a super conservatory beyond. Also off the hallway is a well equipped kitchen with breakfast area, study with door to double integral garage plus rear utility/store room off.

Upstairs, off a large landing there are four good size bedroom with the primary bedroom benefiting from an en-suite shower room and dressing room. Three further double bedrooms - two with en-suites plus a family bathroom.

Outside to the rear, a good size secluded garden mostly laid to lawn with various maturing shrubs & borders plus vegetable patch. To the front a block-paved driveway leading to the garage offering parking for at least four vehicles plus low maintenance garden area.

Note: The double integral garage is ripe for conversion for additional accommodation if required.

This fabulous family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate all this super property has to offer inside & out.

Our vendor has already found an onward purchase & is looking for ideally proceedable applicants.

## FEATURES

- Modern Detached House
- Spacious & Flexible Accommodation of >2500 sq ft.
- Four (or even 5) bedrooms
- Three En-suites + Family Bathroom
- Integral Double Garage
- Excellent Decorations + Finishings
- Viewing Essential
- Freehold
- Council Tax Band - F
- EPC - D



# ROOM DESCRIPTIONS

## Hall

Double-glazed part obscure composite front door opening to Hall with stairs leading to the first-floor landing, doors to the living room, kitchen/family room, study and cloakroom. Coved ceiling, ceiling light, radiator, wall mounted alarm control panel,

## Lounge

Bright & light rear aspect facing room with UPVC double glazed windows and French doors leading out to the rear terrace and garden. Coved ceiling, ceiling light, radiator, wooden double doors leading through to the dining room, television point and a feature electric convector fireplace.

## Dining Room

UPVC double glazed French doors leading through to the conservatory, coved ceiling, ceiling light, radiator, glazed wooden internal window and a doorway through to the kitchen/family room. Double doors to Lounge.

## Conservatory

A fabulous Sun Room with views over the garden. Brick built dwarf wall and UPVC double-glazed construction, with a pitched UPVC double glazed solar glass roof, UPVC double glazed French doors leading out to the rear terrace and gardens, tiled flooring.

## Kitchen/Breakfast Room

The kitchen has been fitted with a comprehensive range of Oak base and eye level units, with granite effect rolled edge work surfaces, inset one and half bowl stainless steel sink with an adjacent drainer and mixer tap, there is a cold filter water tap, space and plumbing for a dishwasher, space for a tall fridge freezer, space and plumbing for a washing machine, a gas five ring hob and extractor hood over, stainless steel and glazed Bosch double oven and tiled splash backs. Obscure double-glazed composite door to the side and a UPVC double glazed window to the front, coved ceiling, ceiling spotlights, tile effect wooden flooring, radiator, door through to the entrance hall, ample space for a table and chairs.

## Study

Front aspect room with UPVC double glazed window, coved ceiling, ceiling light, radiator, door to the double garage & storeroom.

## Cloakroom

Obscure UPVC double glazed window, coved ceiling, ceiling light, radiator, laminate wooden flooring, low level WC and a wall hung wash hand basin.

## Integral Double Garage & Workshop

Full size double garage with twin up & over doors, internal door to Study room, further door to Workshop with window & door to rear garden. Power & light to all. This large & flexible space could make a super 'Games room' or with a little work & relevant permissions be incorporated into the main living accommodation as perhaps an Annexe possible Airbnb, or simply to make a most spacious ground floor.

## Landing

Unusually spacious galleried landing area with coved ceiling, ceiling light, loft hatch giving access to roof space & doors to all principle rooms. Wide opening to an open-plan secondary area with potential (if enclosed) to make a further bedroom with a front aspect UPVC double glazed window, coved ceiling, ceiling light, radiator. Further doors to a storage cupboard and hot water tank cupboard.

## Primary Bedroom Suite

Good size bedroom with a separate Dressing room & En-suite Shower room off. Rear aspect UPVC double glazed window, coved ceiling, ceiling light, radiator.

## En-suite

Front aspect room with a UPVC double glazed window, part tiled walls, radiator, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap and a glazed and tiled shower enclosure with a wall mounted mains shower system over.

## Dressing Room

Front aspect room with a UPVC double glazed window, ceiling light, radiator and a comprehensive range of dressing room furniture.

## Bedroom Two

Rear aspect room with a UPVC double glazed window, coved ceiling, ceiling light, radiator, fitted wardrobes and door to ensuite.

## En-suite Bedroom Two

Consisting of pedestal wash hand basin with a chrome mixer tap, radiator and a glazed and tiled step in shower enclosure with a wall mounted mains shower system over, low level WC. Coved ceiling, ceiling spotlights, extractor fan, part tiled walls, tile effect vinyl flooring.

## Bedroom Three

Front aspect room with a UPVC double glazed window, coved ceiling, ceiling light, radiator, twin built-in wardrobes and door to the ensuite shower room.

## En-suite Bedroom Three

Consisting low level WC, pedestal wash hand basin with a chrome mixer tap, radiator and a glazed and tiled step in shower enclosure with a wall mounted mains shower system over. Coved ceiling, ceiling spotlights, extractor fan, part tiled walls, tile effect vinyl flooring,

## Bedroom Four

Rear aspect room with a UPVC double-glazed window, textured and coved ceiling, ceiling light, radiator, built-in wardrobe.

## Family Bathroom

Consisting low level WC, pedestal wash hand basin with a chrome mixer tap and a Jacuzzi bath with twin taps, tiled walls, surrounding shower curtain and a wall mounted mains system over. Front aspect room with UPVC double glazed window, textured and coved ceiling, ceiling light, radiator, extractor fan, part tiled walls,

## Front

Good size block paved driveway providing off street parking for around four or five cars plus a small slate chip low maintenance garden area with flower and shrub bed/borders to side. The front driveway is enclosed with brick walling and has two wooden five bar gates for easy access. To the left of the property there is an access to the rear garden.

## Rear Garden

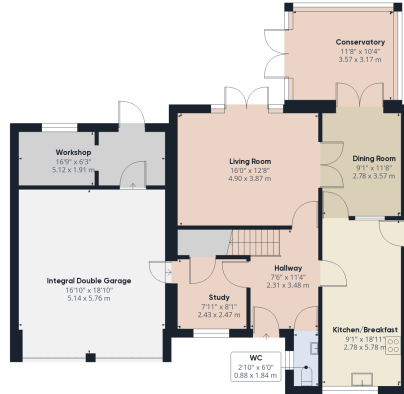
A manageable sized level mostly West facing garden, laid largely to lawn with shingle stone areas and a large patio/alfresco dining terrace to the immediate rear of the property & being ideal for entertaining on warm summer days. Range of flower shrub beds and borders and to the side an enclosed vegetable garden.

## Disclaimer

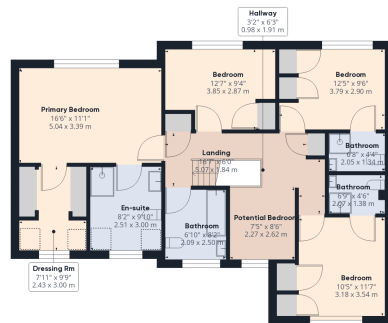
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# FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area<sup>††</sup>

2276.46 ft<sup>2</sup>  
211.49 m<sup>2</sup>

Reduced headroom

22.73 ft<sup>2</sup>  
2.11 m<sup>2</sup>

Excluding balconies and terraces

†† Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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