

**Stoddens Road, Burnham-on-Sea, Somerset. TA8 2DB**

**£525,000 Freehold**

**FOR SALE**



[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

House Fox Estate Agents (BoS) presents this recently refurbished 1930's detached chalet bungalow, offering the perfect blend of spacious & versatile accommodation appealing to both families & older people who are looking for an immaculate property to simply move into and start enjoying.

This beautiful property is located in a popular residential area to the north of Burnham-on-sea and boasts a recent installed new kitchen, gas boiler, new roof liner with 20 year guarantee, new ceiling & woodburner in lounge, new flooring, refitted shower room, & repainted exterior.

As you enter this wonderful property, from the enclosed porch you'll be greeted by a spacious 'L' shaped hallway that leads to the heart of the home. The three reception rooms off are the perfect space for entertaining family and friends.

The newly fitted kitchen is comprehensively equipped with a utility area to the rear & access to car port.

There are four generously sized bedrooms, three on the first floor & a useful ground floor bedroom. In addition there is a recently refitted downstairs shower room & a further first floor bathroom.

The garden is a true highlight of this property, offering a tranquil and private space for relaxation and entertaining. The large lawn area is perfect for children to play, while the patio area & decked area provide a lovely spot for outdoor dining.

Our vendor has also carried out some landscaping during their ownership further enhancing the area.

The property also benefits from a detached garage, car port with gated access and driveway, providing ample parking space for several cars.

Located in a desirable residential area, this property is within easy reach of the beach, town centre and transport links. With its stunning character features, spacious rooms and beautiful garden, this property truly is a wonderful family home.

Don't miss your chance to make this beautiful period chalet bungalow your own. Contact us today to arrange a viewing.

## FEATURES

- Detached Chalet Style Bungalow
- Immaculate Condition
- Recently Decorated & Upgraded Throughout
- Four Bedrooms
- Ground Floor Bedroom & Shower Room
- Three Reception Rooms
- Good Size Rear Garden
- Garage, Carport & Driveway



## ROOM DESCRIPTIONS

### Entrance Lobby

UPVC front door, tiled floor, half wood panelled walls. Further door to:

### Hall

Large 'L' shape hallway with all principle rooms off. Kardean wood effect flooring, borrowed light window from kitchen, stairs rising to first floor with, wood panelling to staircase walls, digital wall mounted thermostat, two radiators.

### Lounge

Great size reception room with south facing double glazed leaded light bay window plus further side aspect double glazed window. Recently redecorated throughout with smooth ceiling, wood effect flooring, woodburner. Further features: two radiators, picture rail.

### Dining Room

South facing leaded light double glazed bay window. Radiator, picture Rail. Kardean wood effect flooring.

### Kitchen/Utility Room

Recently installed kitchen with a comprehensive range of base & eye level units including drawer units and full height cupboards with wood effect work surface. 1 1/4 bowl graphite composite sink & drainer, gas hob, eye level double oven, space for dishwasher, extractor, Kardean wood effect flooring, double glazed window to side aspect.

Open to Utility Area with matching units. Space for washing machine & tumble dryer. Door to car port, door to Boiler Room/Cupboard housing Ideal Logic gas boiler, small window.

### Ground Floor Bedroom

Two Double glazed window to side aspect, useful understairs cupboard, two radiators, picture rail.

### Reception/Sun Room

Super bright room tastefully redecorated & overlooking the rear garden being ideal for entertaining with patio doors opening to garden. Further window to side. Feature double glazed bay window flooding the room with natural light. Radiator, Kardean wood effect flooring, loft access, large cupboard.

### Ground Floor Shower Room

Oversize glass shower cubicle with feature splash-backs, low level WC & pedestal wash hand basin. Two obscure double glazed windows, radiator, fully tiled walls, chrome ladder style heated towel rail, wood effect flooring.

### First floor Landing

Double glazed window, half height wall panelling. Doors to all rooms.

### Bedroom One

Double glazed window, range of fitted bedroom furniture including wardrobes & dressing table. Radiator, half height door to eaves storage area.

### Bedroom Two

Double glazed window, radiator, Kardean wood effect flooring, open cupboard.

### Bedroom Three

Velux window, radiator.

### Bathroom

Feature corner bath with New Team 201 electric shower over, low level WC, inset wash hand basin with storage cupboards below, Velux window, radiator, fully tiled walls, shaver light, extractor.

### Rear Garden

Good size level garden mostly laid to lawn with paved patio to immediate rear of the property, decked area. The garden is informally split with the rear used more for gardening. Gate to car port area & further side garden area to east side of the bungalow.

### Front

Large area of stone chip ideal for parking a number of vehicles with block paved path leading to front door & car port with twin wooden doors to front. Beyond the car port is a single GARAGE with double wooden doors, power & light, personal door to rear garden.

Steps up to raised flower borders, outside light.

### Room Measurements

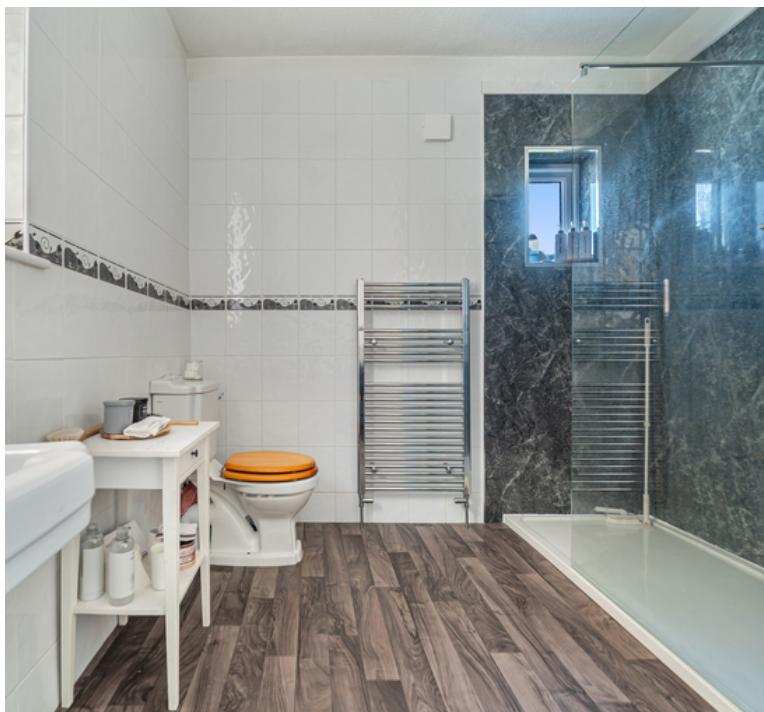
Please see attached floorplan.

### Disclaimer

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

