

The Causeway, Mark, Highbridge, Somerset. TA9 4QT

£480,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE OFX ESTATE AGENTS PRESENT... Nestled in the desirable village of Mark and within the highly regarded Cheddar Valley school catchment, this beautiful, four-bedroom detached chalet-style bungalow offers a wonderful blend of countryside charm and modern convenience. With ample parking space and a single garage, this property ensures a warm welcome for residents and guests alike. Inside, the bungalow boasts a spacious layout tailored to comfortable family living. The main floor includes a cozy living room perfect for relaxation, a dedicated study ideal for work or hobbies, and two well-proportioned bedrooms.

A stylish bathroom complements these spaces. The heart of the home lies in the modern kitchen and dining area, which seamlessly opens into a fantastic sunroom. This sun-filled space provides stunning views of the adjacent agricultural land, adding a serene backdrop to daily life. Upstairs, two additional bedrooms await, each with their own scenic views. A second bathroom serves this floor, making it a private, peaceful retreat for family members or guests. The charm of countryside views is ever-present, enhancing the sense of space and tranquility this lovely home offers. This chalet bungalow in Mark truly combines village living with comfortable, flexible spaces for today's lifestyle. An ideal opportunity for those seeking a welcoming, well-maintained home in a prime location.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Beautiful Detached Property
- Four Great Sized Bedrooms
- Separate Study
- Great Village Location
- Garage & Ample Parking
- Two Bathrooms
- Open Plan Kitchen / Dining Room



## ROOM DESCRIPTIONS

### Entrance

Great sized block paved driveway leading to UPVC double glazed door opening through to;

### Entrance Porch

UPVC double glazed window so side aspect, space for shelving or storage, door through to;

### Entrance Hall

Doors to living room, study, kitchen/diner, bathroom and two bedrooms, the hallway also benefits from having a storage cupboard.

### Living Room

14' 1" x 12' 3" (4.29m x 3.73m) UPVC double glazed window to front aspect, radiator and recess including a beautiful wood burner perfect for those cold nights.

### Kitchen/Diner

22' 1" x 8' 5" (6.73m x 2.57m) UPVC double glazed windows to rear garden aspects, doors opening to beautiful sun room, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven, space for fridge/freezer, space and plumbing for washing machine, space for dish washer, radiator and doors through to;

### Sun Room

17' 0" x 9' 4" (5.18m x 2.84m) UPVC double glazed windows to multiple aspects of rear garden, great sky lights allowing light to come in, radiator and perfect dining table space

### Bedroom

11' 4" x 10' 9" (3.45m x 3.28m) UPVC double glazed window to front aspect, fitted wardrobes and built in storage, radiator.

### Bedroom

8' 3" x 11' 11" (2.51m x 3.63m) UPVC double glazed window to rear aspect, radiator.

### Bathroom/Wet Room

7' 9" x 8' 3" (2.36m x 2.51m) UPVC double glazed frosted window to rear aspect, low level WC, wash hand basin, wet room with built in corner shower cubicle with fitted shower attachment, radiator.

### Stairs Rising to First Floor Landing

### Bedroom

11' 11" x 16' 3" (3.63m x 4.95m) UPVC double glazed window to rear aspect, sky light to front aspect, radiator and access into eaves through small door

### Bedroom

11' 0" x 16' 2" (3.35m x 4.93m) UPVC double glazed window to rear aspect, sky light to front aspect, radiator and small door through to eaves

### Bathroom

6' 1" x 5' 10" (1.85m x 1.78m) UPVC double glazed frosted windows to rear aspect, low level WC, pedestal wash hand basin, bath with shower over, radiator.

### Rear Garden

Featuring an enclosed patio area with a pergola, a lush lawn, and borders lined with a variety of shrubs and bushes. On the right side of the property, you'll find the external oil boiler, which supplies hot water and heating to the radiators, along with an oil storage tank. Additionally, there is an outdoor light and a convenient outdoor tap.

### Garage/Workshop

Up and over door, light and power. UPVC double glazed window to the side and UPVC glazed door to the garden.

### Front

Block paved driveway which supplies ample parking, private gates to front, fully enclosed front garden and partly laid to lawn.



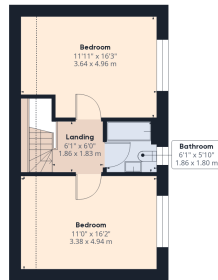




# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1499.73 ft<sup>2</sup>  
 139.33 m<sup>2</sup>

Reduced headroom  
 45.44 ft<sup>2</sup>  
 4.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

