



 4  
Bedrooms

 2  
Bathrooms



**A 4 bedroom detached house for sale, set in a large established level plot in a highly sought after & peaceful area Of Burnham-On-Sea. The property offers spacious living accommodation, three reception rooms, four bedrooms, large front & rear gardens, a driveway, garage, gas central heating and double glazing.**

**THE PROPERTY - 3 Gardenhurst, Burnham-on-Sea, TA8 2QG**

Entrance Porch, Hall, Cloakroom, Lounge, Dining Room, Kitchen-Breakfast Room, Conservatory, Landing, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms, Family Bathroom, Double Width Driveway and turning Bay, Side Covered Way. Double Garage and Rear Garden with Greenhouse

## **SITUATION**

An exceedingly pleasantly situated modern four-bedroom detached house, which was built in approximately 1980 by a reputable local Builder of that era in a tree-lined cul-de-sac, within a stone's throw of The Avenue Lawn Tennis Club. The town centre and beach/seafront are all within easy walking distance. From the front windows, one has the views of the upper level of the inland Lighthouse and the exceedingly popular area is within a 5-minute drive of the renowned Burnham & Berrow Golf Club. The M5 Interchange is approximately 2 miles away.

## **ACCOMMODATION -**

The Sale will include the fitted carpets/floor coverings, curtains, blinds and light fittings

## **ENTRANCE PORCH** 3' 5" x 15' 1" (1.04m x 4.60m)

Approached via low maintenance uPVC double door with inset letter access, double glazed pane, side panels and additional windows. Tiled floor and overhead lights.

## **HALL**

Approached via wooden front door with inset letterbox and obscure glass pane with matching side panels. Doorbell, telephone point, central heating thermostat, smoke detector and double radiator.

## **CLOAKROOM**

Low-level WC and pedestal wash hand basin h/c with tiled splash back. Double radiator and obscure glass double-glazed window. Toilet roll holder and towel ring.

## **LOUNGE** 20' 2" x 13' 7" (6.15m x 4.14m)

Triple aspect with westerly-facing front window, high level southerly-facing double-glazed window and sliding patio door with matching static panel to the enclosed Rear Garden. Television point, wall lights and two radiators. Feature brick fireplace with tiled hearth with open fire and provision for electric or gas-fires, if so desired. Matching adjoining section with recess and shelving above. Opening to:-

## **DINING ROOM** 12' 11" x 12' 9" (3.94m x 3.89m)

Television point, wall lights and double radiator. Double-glazed sliding patio door with matching static panel to the Conservatory.

## **KITCHEN-BREAKFAST ROOM**

Range of cream-fronted base and drawer units, wall cupboards (some glaze-fronted), open-fronted shelving, high-level wine rack and contrasting worktops and breakfast bar. Two inset single drainer sink units with mixer taps. Integrated appliances include oven/grill, 4-ring electric hob, extractor fan/light, dishwasher and refrigerator. Radiator and easterly-facing double-glazed window. The 'Prestige' upright fridge-freezer is included. Built-in cloaks cupboard with rail, hooks and radiator. Built-in shelved Larder with electric light, hooks and high-level consumer unit. Part tiled walls, inset spotlights, adjustable ceiling spotlight fittings and television lead. Door with an obscure glass pane to the side passage.

## **CONSERVATORY** 8' 7" x 12' 1" (2.62m x 3.68m)

Radiator, Wall Lights. Two Velux double-glazed loft windows. Double-glazed windows. Single and double doors with double-glazed panes to Rear Garden.

## **Staircase with handrail to LANDING**

Radiator and tall range of high-level double-glazed windows offering westerly-facing views towards the coast and including the upper level of the inland Lighthouse. Built-in cupboard housing the 'Ideal' gas-fired combination boiler with slatted shelving. Smoke detector and loft access.

**MASTER BEDROOM** 11' 5" x 12' 11" (3.48m x 3.94m)

Radiator and double-glazed window. Telephone point and built-in wardrobe with eye-level shelf and rail.

**EN-SUITE SHOWER ROOM**

Fully tiled and comprising cubicle with mixer. Pedestal wash hand basin with mixer tap and low-level WC. Toilet roll holder, towel rail, glazed shelf, wall mirror and inset ceiling spotlights.

**BEDROOM 2** 13' 2" x 13' 7" (4.01m x 4.14m)

Radiator and double-glazed window.

**BEDROOM 3** 9' 8" x 9' 10" (2.95m x 3.00m)

Radiator and double-glazed window.

**BEDROOM 4** 6' 10" x 11' 5" (2.08m x 3.48m)

Radiator, double-glazed window and built-in wardrobe with eye-level rail and shelf.

**SHOWER ROOM** 10' 2" x 6' 7" (3.10m x 2.01m)

Part tiled walls and comprising shower area with static and mobile mixers with decorative screen. Vanity unit with inset wash hand basin with mixer tap and low-level WC. Double radiator and obscure glass double-glazed window. Wall mirror, mirror-fronted cabinet and adjustable 4-pronged ceiling light fitment.

**OUTSIDE**

The westerly-facing Front Garden is laid to lawn with two large established flower/shrub beds, established borders and a trellis feature. Driveway/footpath gives access to turning bay and double-width driveway which accesses:-

**DOUBLE GARAGE** 16' 6" x 16' 6" (5.03m x 5.03m)

Up-and-over door, rear window, fluorescent strip light, power and water tap. Side pedestrian door giving access to the:-

**SIDE COVERED WAY**

High-level spotlight, electric light and inset meter cupboards.

The delightful, enclosed, private, easterly-facing Rear Garden comprises a lawn, paved patio, wide established borders with bushes and trees, further mature trees, lean-to greenhouse, water tap, water butt, trellis feature, electric lights, hanging basket brackets and southerly-facing side covered area, ideal for storage of logs.

**SERVICES**

Mains Water, Electricity, Gas and Drainage are connected.

**TENURE**

Freehold. Vacant Possession on Completion. **\*\*NO ONWARD CHAIN\*\***

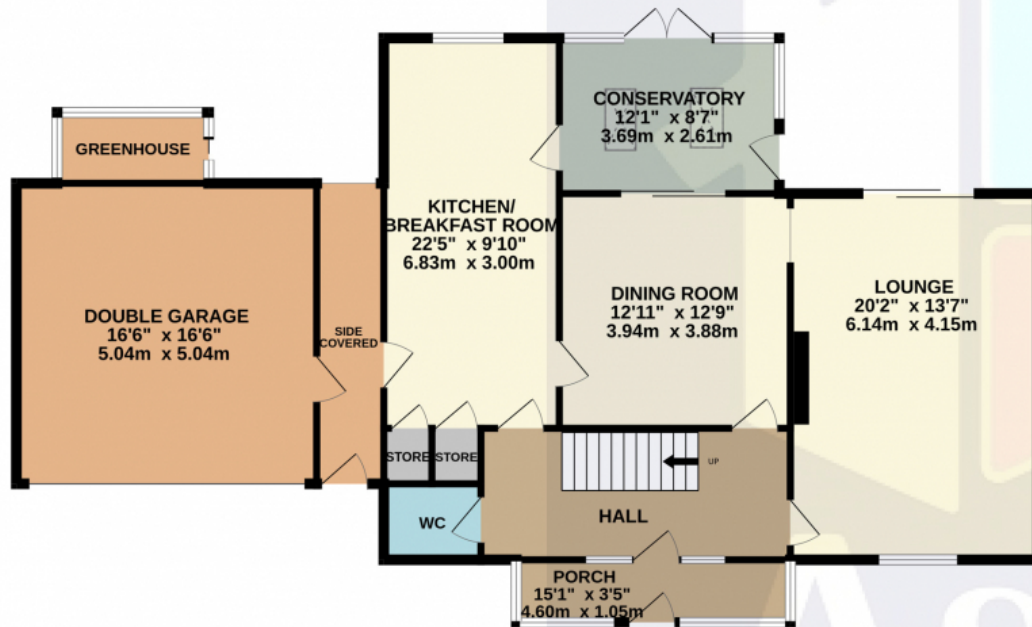
**OUTGOINGS**

Sedgemoor District Council, Tax Band: F: £3,069.64 for 2023/24

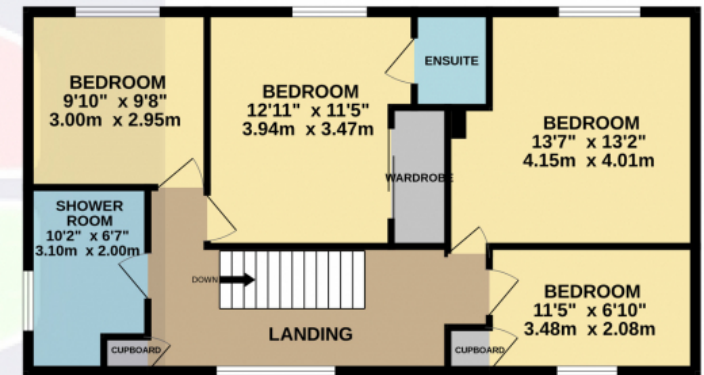




GROUND FLOOR  
1326 sq.ft. (123.1 sq.m.) approx.




1ST FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2050 sq.ft. (190.5 sq.m.) approx.

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: 3 Gardenhurst, Burnham-on-Sea, Somerset, TA8 2QG

