

Broadleaze Way, Winscombe, Somerset. BS25 1JX

£565,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well proportioned detached family home is set in a quiet cul de sac in the ever popular village of Winscombe and offers 4 bedrooms, separate dining room and living room, a large 35' conservatory across the rear, 2 garages and open fields to the rear. The property has an open frontage with 2 driveway parking areas in front of the 2 garages, one each side of the house, and a path to the front entrance and hallway which has the stairs to the first floor and a cloakroom with WC and wash basin. To the left is the living room at the front of the property which has double doors opening into the dining room at the rear. There are further double doors from the dining room opening into an extremely generous foot conservatory across the rear of the house which itself has 3 sets of french doors out to a lovely rear garden. The kitchen offers a range of wall and base units with worktops over, Range-style hob/oven with extractor hood over, built in dishwasher, washing machine and space for fridge freezer, inset composite sink/drainer and doors to one of the garages and also the conservatory. Upstairs there are 4 bedrooms with the master bedroom having the benefit of an en suite having a white suite of WC, wash basin and corner shower. The family bathroom is also a white suite of WC with built in cupboard storage, wash basin and a bath with shower over and a glass screen. Outside to the front there is a lawn area with path to the front entrance and driveway parking to 2 sides with access via up and over doors to the 2 garages. To the rear the garden is laid to lawn with mature shrub borders and an entry door to the rear of one of the garages. Beyond the rear fence drops down to the Strawberry Line and beyond again is open fields giving a great country feel to this spacious village property.

FEATURES

- Great Sized Detached House
- Four Bedrooms
- Cul de Sac location
- Great sized 35' conservatory across the rear
- Field views to rear
- Two Garages
- Separate Living room and Dining room
- Lovely and private rear garden
- EPC - D
- 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Hall

Stairs to first floor
CLOAKROOM - window to front; radiator, WC and wash basin

Living Room

17' 11" x 11' 11" (5.46m x 3.63m) Radiator; Upvc double glazed window to front; double doors to dining room

Dining Room

15' 10" x 9' 10" (4.83m x 3.00m) Radiator; Upvc double glazed windows/doors to conservatory

Conservatory

35' x 11' max (narrowing to 8') ; Radiator/s; lighting and power; UPVC windows to 3 sides and 3 sets of double doors to garden

Kitchen

19' 3" x 8' 11" (5.87m x 2.72m) Radiator; Upvc double glazed window and door to conservatory and door to garage; range of wall and base units with worktops over, Range-style hob/oven with extractor hood over, built in dishwasher, space for washing machine and fridge freezer, inset composite sink/drainier

Bedroom 1

14' 2" x 9' 9" (4.32m x 2.97m) Radiator; Upvc double glazed window to front; door to en suite

En Suite to Bed 1

9' 6" x 4' 6" (2.90m x 1.37m) Radiator; Upvc double glazed window to rear; white suite of WC, wash basin and corner shower.

Bedroom 2

15' 10" x 9' 10" (4.83m x 3.00m) Radiator; Upvc double glazed window to rear

Bedroom 3

11' 11" x 9' 9" (3.63m x 2.97m) Radiator; Upvc double glazed window to front; built in wardrobes

Bedroom 4

Radiator; Upvc double glazed window to front; built in cupboard

Family Bathroom

9' 1" x 6' 7" (2.77m x 2.01m) Towel Radiator; Upvc double glazed window to rear; white suite of WC with built in cupboard storage, wash basin and a bath with shower over and a glass screen.

Garage RHS

17' 4" x 9' 10" (5.28m x 3.00m) Power and lighting; up and over door to front; rear door to kitchen

Garage LHS

26' 4" x 8' 7" (8.03m x 2.62m) Power and lighting; up and over door to front; rear door to garden

Outside

FRONT - Outside to the front there is a lawn area with path to the front entrance and driveway parking to 2 sides with access via up and over doors to the 2 garages.

REAR - To the rear the garden is laid to lawn with mature shrub borders and an entry door to the rear of one of the garages. Beyond the rear fence drops down to the Strawberry Line and beyond again is open fields giving a great country feel to this spacious village property.

PLEASE NOTE - if anyone wanted to extend the property there is already agreed planning permission to extend single storey into the LHS garage and a sun room/ second sitting room at the rear.



FLOORPLAN & EPC

