

Woodstock, Wickham Way, East Brent, Highbridge, Somerset.
TA9 4JB

Guide £545 - £550,000 Freehold
FOR SALE



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ESTATE AGENTS

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PROPERTY DESCRIPTION

*** Location, Location, Location! ***

This fabulous detached bungalow set in stunning gardens has all three!

Situated off a cul-de-sac & close to the centre of the popular village of East Brent the property enjoys a secluded & private location and sits on a good size plot with level gardens to all sides, offering parking, patio & lawned areas & a double garage.

Built around 40 years ago & for sale for the first time in brief the flexible accommodation consists impressive entrance Hall with corridor & doors off to all principle rooms. Good size lounge & archway to dining room. Large kitchen/breakfast room with door to utility room.

Towards the rear of the bungalow there are three double bedrooms with the primary benefitting from an en-suite, plus a family bathroom & separate WC.

The property already has spacious & flexible accommodation but could easily be extended into the grounds if required.

Outside the stunning setting offers peace & tranquility with the wrap-around gardens partly laid to lawn with mature trees & shrubs offering great privacy.

This incredible property set in such a private location is sure to attract much attention & we recommend an early viewing in order to fully appreciate the location, plot size & spacious & flexible accommodation. Our vendors have found their onward purchase & ask for serious enquiries only please from applicants who are ideally immediately proceedable or at least on the market.

FEATURES

- Detached Bungalow
- Three Bedrooms - Main with En Suite
- Popular Centre of Village Location
- Stunning Wrap Around Gardens
- Quiet Back-water Location
- Good Order Throughout
- Double Garage & Driveway
- Freehold Property
- EPC - TBC
- Council Tax Band - F



ROOM DESCRIPTIONS

Entrance Hall

UPVC front door with obscure glazed side panel opening to hallway with doors off to all principle rooms & rear patio area. The hallway extends to a corridor to the rear of the property where the bedrooms are situated with three useful cupboards one being an airing cupboard. Two radiators.

Lounge

A light & bright dual aspect room with picture window to front aspect gardens & twin side aspect windows. Wide archway to dining room. Feature stone fireplace with tiled hearth. Radiator.

Dining Room

Another dual aspect light & bright room this time with a large window overlooking a patio area & wide high level window to front.
Radiator. Return door to hall.

Kitchen/Breakfast Room

Comprehensively fitted with range of dark wood base & eye level units plus peninsula end with complimentary worksurface. Eye level double oven & gas hob with extractor hood over. Stainless steel sink & drainer, space for vertical fridge/freezer.

Beyond the kitchen peninsula end is a large space for a dining room table & chairs and door to utility room. Tiled floor, radiator.

Dual aspect room with two large windows overlooking side garden & a further window to the rear gardens.

Utility Room

Stainless steel sink & drainer with cupboards below and work surface extending with space & plumbing for a washing machine & dishwasher below. On the opposite wall a large space for a chest freezer. Floor mounted gas boiler. UPVC door & window to rear gardens.

Bedroom One

Front aspect window overlooking, two useful cupboards/wardrobes, radiator. Door to en-suite.

En-suite Bathroom

White suite consisting of panel bath with victorian style hand-held shower attachment, low level WC & pedestal wash hand basin. Radiator, fully tiled walls, vinyl floor, obscure window, extractor, shaver point.

Bedroom Two

Good size double bedroom with window overlooking the rear garden & radiator.

Bedroom Three

Window to front aspect, radiator.

Family Bathroom

White suite consisting corner bath, low level WC & wash hand basin with cupboards below and a fully tiled shower cubicle. Fully tiled walls, radiator, obscure window, extractor.

Separate WC

Low level WC & wash hand basin. Obscure window.

Outside

The bungalow is centrally situated in a generous plot with the gardens surrounding a particular feature of the sale being mature with a vast display of shrubs, plants & specimen trees. The location & grounds of this property really add to the wow factor with lawned areas, paved patios from which to enjoy the sunshine through the day, pond, pathway winding around the property.

The gardens extend to all four sides and in total the plot measures approximately 0.25 of an acre.

There is also a tarmac driveway suitable for parking around four vehicles leading to a:

Detached Double Garage

Twin up & over doors, power & light. Personal door to window & window. Eaves storage.

Agents Note

All approximate room measurements are shown on the attached floorplan.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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