

Dyer Street, Banwell, Somerset. BS29 6BY

OFFERS INVITED £440,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... OFFERS ARE INVITED AS VENDOR HAS FOUND A PROPERTY - This well presented and spacious detached house is only 2 years old in the popular Mead Fields development and offers 4 bedrooms, a study, good sized kitchen diner, cloak and en suite and a generous garden with parking and large garage. The property is approached via a couple of steps and into the main entrance hall which has doors to all downstairs rooms and also the stairs to the first floor with cupboard beneath. The living room is to the front of the property and there is a study (which is currently being used as a laundry room but can easily be changed back). Further to the ground floor there is a cloakroom/utility with a white suite of WC, wash basin with wall and base units with worktop having built-in sink and drainer, space for washing machine and heated towel rail. The kitchen diner across the rear is a great size with the kitchen area offering a range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/microwave, integral dishwasher and fridge freezer, inset stainless steel sink/drainage and in the dining area french doors out to the rear garden. Upstairs there are 4 bedrooms with bedroom 1 benefiting from an en suite offering a white suite of WC, wash basin and a large shower. The family bathroom is also a white suite with WC, wash basin and a bath with shower over and a glass screen. Outside to the rear of the property the garden is a really generous size and has a patio area directly to the rear for al fresco dining and a large lawned area beyond with shrub borders. To the side of the house there is tandem parking for 2 and access via up and over door to the over-sized garage with up and over door to the front and a timber side gate to the garden. A really lovely house, great room proportions, long guarantee remaining, good condition and even offering an in-built air filtration system make this property one to view for the whole family.

FEATURES

- OFFERS INVITED - VENDOR FOUND A PROPERTY
- Spacious Detached House
- Four bedrooms
- Driveway parking for 2 to side and large garage
- Cloakroom, Utility and En Suite to Bed 1
- Large kitchen Diner to rear
- Generous rear garden with patio area
- Remainder of NHBC guarantee (8 years)
- Well Presented Throughout
- EPC - B
- 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Hall

Doors to all downstairs rooms.
Stairs to first floor.
Under-stairs store cupboard.

Living Room

17' 7" x 12' 7" (5.36m x 3.84m) Radiator; Upvc double glazed bay window to front

Study

8' 4" x 6' 9" (2.54m x 2.06m) Radiator; Upvc double glazed window to front; currently used as a laundry room with dryer and an extra fridge/freezer this room can easily be put back into a study or even another bedroom

Cloakroom / Utility

6' 9" x 5' 4" (2.06m x 1.63m) White suite of WC, wash basin with wall and base units with worktop having built-in sink and drainer, space for washing machine and heated towel rail.

Kitchen Diner

26' 6" x 10' 6" (8.08m x 3.20m) Radiator; Upvc double glazed window to rear; range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/microwave, integral dishwasher and fridge freezer, inset stainless steel sink/drainer and in the dining area french doors out to the rear garden

Bedroom 1

12' 7" x 12' 1" (3.84m x 3.68m) Radiator; Upvc double glazed window to front; door to en suite

En Suite to Bed 1

6' 4" x 5' 4" (1.93m x 1.63m) Towel Radiator; Upvc double glazed window to front; white suite of WC, wash basin and a large shower.

Bedroom 2

13' 0" x 10' 1" (3.96m x 3.07m) Radiator; Upvc double glazed window to front

Bedroom 3

10' 11" x 9' 0" (3.33m x 2.74m) Radiator; Upvc double glazed window to rear; built in wardrobe storage

Bedroom 4

11' 10" x 7' 11" (3.61m x 2.41m) Radiator; Upvc double glazed window to rear; built in wardrobe storage

Family Bathroom

6' 11" x 6' 3" (2.11m x 1.91m) Towel Radiator; Upvc double glazed window to rear; white suite with WC, wash basin and a bath with shower over and a glass screen.

Outside

A really generous size and has a patio area directly to the rear for al fresco dining and a large lawned area beyond with shrub borders.

To the side of the house there is tandem parking for 2 and access via up and over door to the great sized 26' long GARAGE with up and over door to the front and a timber side gate to the rear garden

PLEASE NOTE .. we have been advised by the seller that there will be a maintenance fee of £250 per YEAR and this is currently not being collected until the ongoing development has finished



FLOORPLAN & EPC

