

£320,000  
Freehold





### Features

- Neutrally decorated detached house
- Larger than average plot
- Private gardens and outbuildings
- 18' long workshop
- Summerhouse for entertainment
- Ample parking with garage
- Recently refurbished kitchen
- Recently refurbished bathroom
- Close to schools, parks and amenities

## Summary of Property

Presenting a neutrally decorated, detached house listed for sale, situated in a secluded position off Sheridan Road. This modern three-bedroom property sits on a larger than average plot, providing a spacious, tranquil haven for potential buyers. It boasts private gardens, outbuildings, a shed, an 18' long workshop, and a summerhouse, offering plenty of opportunities for outdoor entertainment or as a retreat from the hustle and bustle of everyday life.

The house offers ample parking, including a garage and additional spaces for several vehicles. Inside, the property features two reception rooms, a recently refurbished kitchen, and a newly refurbished bathroom. The open-plan first reception room provides a comfortable living area, while the second reception room enjoys a garden view and has access to the garden and a dining area, perfect for hosting guests.

The sleeping accommodation comprises three bedrooms. The master bedroom is spacious and flooded with natural light, as is the second double bedroom. The third bedroom is a single room, ideal for a child or for use as a home office.

The property is nestled within a strong local community, close to schools, local amenities, and parks. The locality is quiet and peaceful, making it an ideal home for families and couples alike.

# Room Descriptions

## Entrance Storm Porch:

With tiled canopy. UPVC double glazed entrance door to;

## Entrance Hall:

With coved ceiling, radiator, understairs storage cupboard and stairs to the first floor.

## Cloakroom:

With low level W.C., wash hand basin vanity unit, double glazed window and radiator.

## Lounge: 3.93 x 3.40 (12'11 x 11'2)

Double glazed window to front aspect, radiator, TV aerial point, coved ceiling, wall and ceiling light points and opening through to;

## Dining Area: 2.74 x 2.73 (9'0 x 8'11 )

With radiator, double glazed sliding doors to;

## Conservatory: approx. 2.09 x 2.74 wide (approx. 6'8" x 9'0)

UPVC double glazed full depth windows and double glazed door to garden. Solid roof and tiled floor. Power points and light fitting.

## Kitchen: 3.61 x 2.55 (11'10 x 8'4)

A range of modern wall, base units and drawers with contrasting black speckled worktop and grey tiled backsplash. A one and a half stainless steel drainer sink, a space for standalone cooker and dishwasher, integrated fridge/freezer and washing machine and extractor over space for cooker. The boiler is housed in the kitchen which is four years old and serviced regularly.

## First Floor - Landing:

With roof access with telescopic ladder. Double glazed window and airing cupboard with hot water tank.

## Bedroom One: 3.83 x 3.41 max (12'7 x 11'2 max)

Double glazed window, telephone point and radiator.

## Bedroom 2: 3.41 max x 3.02 (11'2 max x 9'11)

With double glazed window and radiator.

## Bedroom 3: 2.58 x 2.38 (8'6 x 7'10)

Double glazed window and radiator.

## Bathroom: 1.86 x 1.85 (6'1 x 6'1)

With a suite comprising a panelled bath with electric shower fitting over. Wash hand basin vanity unit and low level W.C. Tiling to surrounds, electric shaver point, heated towel rail, mirrored cupboard, touchless lighted mirror and double glazed window.

## Outside

The property occupies a corner position within the cul-de-sac and is tucked away with a tarmac driveway providing parking for several vehicles in turn giving access to the attached garage (5.16 x 2.60) with up and over door, personal door, power points and lighting.

To the front of the property there is a brick paved area to the front door and extending across to a further gravelled parking space.

The rear garden is private and enclosed with lawn, large chipping and patio areas. Timber built summer house 9'9 x 7'9 . Timber garden shed 8' x 6'. Timber built workshop 18' x 8'.

## Agents Notes

The swimming pool is not included in the sale but may be available for purchase by any potential buyer. It features a solar pipe system on the roof of the shed to assist with warming the water, along with a pump.

## Situation

Situated in a tucked away position in this cul-de-sac off Sheridan Road this modern 3 bedroom detached house occupies a larger than average plot and offers private gardens together with outbuildings. Well situated close to the many amenities that Burnham has to offer including; Schools, Shops, Supermarkets and a wide range of leisure amenities. For the commuter Junction 22 of the M5 motorway at Edithmead is approximately 2 miles distant.



# Floorplan



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. Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	47 D	
39-54	E		
21-38	F		
1-20	G		

**Material Information**

**Utilities Services:**  
Mains Water, Gas, Electricity & Drainage are Connected

**Flood Risk:**  
<https://flood-map-for-planning.service.gov.uk/>

**Broadband & Mobile Signal:**  
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers use:-  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Planning Applications:**  
[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)