

Tanner Road, Banwell, Somerset. BS29 6AT

£400,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This spacious detached family home is extremely well presented and offers not only 4 bedrooms, with an en suite to the master, but also a kitchen diner, a great sized garage to the rear and a really generous garden. The entrance hall has doors to all downstairs rooms and a downstairs cloakroom with WC and basin. The living room is a good sized room on the left of the house and benefitting from french doors out to a lovely garden. The kitchen diner is to the right side and offers a range of wall and base units with worktops over, 5-ring gas hob with extractor hood over and electric oven under, integral fridge freezer and dish washer, an inset stainless steel sink/drainers and a breakfast bar area. To the rear of the kitchen is the utility room which has worktop with space under for washing machine and dryer. Upstairs there are 4 bedrooms, all doubles with the master bedroom having the benefit of an en suite which has a white suite of WC, basin and large shower. The family bathroom also offers a white suite of WC, basin and bath with shower over and a glass screen. Outside to the rear there is driveway parking for 2 or maybe even 3 vehicles leading to the garage which has power and lighting and an up and over door to the front. To the rear the garden is a generous size and is mostly laid to lawn with a patio area for table and chairs and a rear door to the garage and a gate to the driveway. A great addition to the garage is that the rear third has been/being converted into a separate room which could be used as a home office, store room or even a home bar/games room.

FEATURES

- Superb detached family home
- Four double bedrooms
- Master bedroom with en suite
- Fairly private garden with access to garage
- Large garage and driveway parking for 2/3 vehicles
- Kitchen Diner and utility
- Downstairs Cloakroom WC
- Garage being split to create home office / garden bar
- Remainder of NHBC guarantee (9 years)
- Cul de sac location
- EPC - B
- Council Tax - Band E



ROOM DESCRIPTIONS

Entrance Hall / Cloakroom

Entrance hall with doors to downstairs rooms; cupboard
Cloakroom - white suite of WC and wash basin, Radiator; Upvc double glazed window to front

Living Room

19' 10" x 11' 3" (6.05m x 3.43m) Radiator;
Upvc double glazed window to front; french doors to side to garden

Kitchen Diner

19' 10" x 11' 7" (6.05m x 3.53m) Radiator;
Upvc double glazed window to side and front; range of wall and base units with worktops over, 5-ring gas hob with extractor hood over and electric oven under, integral fridge freezer and dish washer, an inset stainless steel sink/drainage and a breakfast bar area. To the rear of the kitchen is the utility room

Utility Area

6' 5" x 5' 0" (1.96m x 1.52m) Worktop with spaces under for washing machine and dryer.

Bedroom 1

12' 4" x 11' 6" (3.76m x 3.51m) Radiator;
Upvc double glazed window to side; door to en suite

En Suite to Bed 1

Radiator; white suite of WC, basin and large shower.

Bedroom 2

11' 10" x 9' 8" (3.61m x 2.95m) Radiator;
Upvc double glazed window to side

Bedroom 3

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

Bedroom 4

11' 6" x 7' 3" (3.51m x 2.21m) Radiator;
Upvc double glazed window to front

Family Bathroom

7' 0" x 6' 0" (2.13m x 1.83m) Radiator; Upvc double glazed window to front; white suite of WC, basin and bath with shower over and a glass screen.

Outside

REAR - garden is a generous size and is mostly laid to lawn with a patio area for table and chairs and a rear door to the garage and a gate to the driveway.

GARAGE -

Main garage approx 15' x 10' .. up and over door to front driveway; power and lighting

Rear room to garage approx 10' x 8' .. A great addition to the garage is that the rear has been/being converted into a separate room which could be used as a home office, store room or even a home bar/games room; door to garden



FLOORPLAN & EPC

