



Brookfield, Church Lane, Westonzoyland, TA7 0EP

£750,000 Freehold

COOPER
AND
TANNER



Brookfield, Church Lane Westonzoyland, TA7 0EP

 5  1  4 EPC E

£750,000

Freehold

Description

This five-bedroom detached bungalow offers flexible accommodation, suitable for multi-generational living. The property benefits from a large, open plan kitchen / living / dining room complete with log burner, modern kitchen and dining area featuring a skylight and tri folding doors to the rear patio. With five double bedrooms, there is the opportunity to accommodate a large family, with two en-suites and a family bathroom. There is a gated entrance with electronic gates and video entry system, as well as a CCTV system in place. The property also benefits from a PIV ventilation system, ethernet in every room, timed outdoor and driveway lighting and external boiler room.

Walkthrough

When arriving at the property you are greeted with large double gates with a video entry system. Continuing along the drive, there is a spacious gravelled parking area which has timed smart lighting and CCTV. Accessing the property from the front door, you walk into a spacious entrance hall which leads to the open plan sitting / kitchen / dining room. This room is nearly 13 meters long, with natural light flooding in from a triple aspect and skylight. The finish is exquisite, with a log burner in the front-

facing sitting area, a modern kitchen and large dining area with tri folding doors leading to a recently fitted patio. There is a utility room by the kitchen which also provides access to the rear garden. A door leads to an inner hallway which provides access to the rest of the accommodation and double garage. There are five double bedrooms, with bedroom one benefitting from patio doors to the garden, a walk-in wardrobe/changing area and an en-suite bathroom. Bedroom two has patio doors to the garden, a walk-in wardrobe and en-suite shower room, cleverly hidden away with a mirrored sliding door. There are a further two bathrooms servicing the remaining bedrooms, all of which have been finished to impeccable standards. At the end of the inner hallway, there is a door leading to a large double garage with power and plumbing, kitchen fittings and stairs leading to a large loft space. Subject to planning permission, the garage has the potential to be converted into additional accommodation or an annexe.

Directions

What3Words reference:
[///tracking.anchors.advancing](https://www.what3words.com/#!/tracking.anchors.advancing)





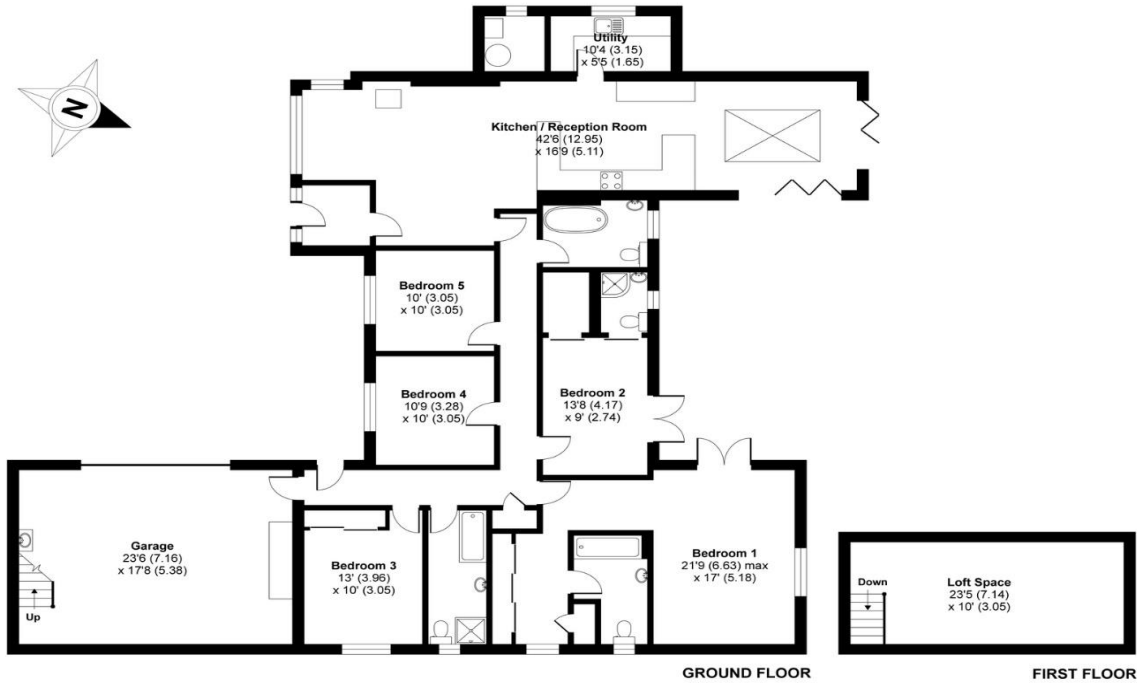




Brookfield, Church Lane, Westonzoyland, Bridgwater, TA7

Approximate Area = 2659 sq ft / 247 sq m (includes garage)

For identification only - Not to scale



Local Information For Westonzoyland.

Local Council: Sedgemoor

Council Tax Band: D

Heating: LPG (Bulk)

Services: Mains Water, Drainage and Electricity

Tenure: Freehold



Train Links

- Bridgwater – Main Line
- Taunton – Main Line[Bullet point]



Nearest Schools

- Westonzoyland Community Primary School
- Bridgwater College Academy



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cooper and Tanner. REF: 770752



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