

Manor Close, Berrow, Burnham-on-Sea, Somerset. TA8 2LN

£689,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HouseFox Estate Agents (Bos) are delighted to market this superb detached residence which offers the perfect combination of space, style and setting, making it an ideal family home. Offered with no onward chain complications & occupying a quiet and tranquil position within a select residential close, the property enjoys beautifully maintained gardens to both the front and rear, with far-reaching views across open farmland to the rear.

A welcoming entrance porch leads into a particularly spacious reception hall, which sets the tone for the well-proportioned accommodation throughout. From here, doors open to a cloakroom, a generous kitchen/breakfast room, a comfortable sitting room a formal dining room and a versatile family room - ensuring ample space for both everyday living and entertaining.

On the first floor, there are five double bedrooms, two of which benefit from modern en-suite facilities, while three feature fitted wardrobes providing excellent storage solutions. The arrangement offers versatility for families of all sizes and those seeking space for a home office or guest accommodation.

The property is approached via a private driveway, leading to a substantial triple garage, with further off-road parking for up to six vehicles. The meticulously maintained gardens have been thoughtfully landscaped for ease of maintenance, with a variety of mature shrubs, lawns and seating areas designed to make the most of the peaceful surroundings and countryside backdrop.

The property forms part of a highly regarded development within the former grounds of Berrow Manor, offering an enviable combination of seclusion and convenience. Berrow Beach is within comfortable walking distance, while local amenities include an excellent farm shop, Co-Op, post office, bakery, and doctor's surgery - all within easy reach.

The nearby seaside towns of Burnham-on-Sea & Weston-super-Mare provide a further wide range of shops, cafés, restaurants, & leisure facilities. Burnham-on-Sea, in particular, offers a bustling High Street, popular seafront & esplanade, & recreational opportunities including the Burnham & Berrow Championship Golf Course, an indoor swimming pool with gym, a bowls & tennis club.

For those needing to commute, junction 22 of the M5 is approximately two miles from Burnham town centre, offering swift access to Taunton, Bristol and beyond. Highbridge railway station (just over two miles away) provides direct services to London Paddington, while Bristol Airport is situated around 20 miles distant.

This exceptional home, combining generous accommodation with a highly desirable location, is expected to attract considerable interest. Early viewing is strongly recommended to fully appreciate all that this impressive property has to offer. Our vendors prefer viewings ideally from proceedable applicants or those whose own home is at least on the market.

FEATURES

- Executive Detached Family Residence
- Five Bedrooms
- Two En-suites & Family Bathroom
- Immaculate Condition
- Beautiful Landscaped Gardens
- Quiet Cul-de-sac Location
- Spacious & Flexible Accommodation of near 2500 sq ft.
- No Onward Chain Complications
- Viewing Highly Recommended
- Serious Enquiries Only Please



ROOM DESCRIPTIONS

Entrance Vestibule

Composite front door and internal glazed door leading into:

Hall

Stairs rising to first floor with spindle banister and two storage cupboards,

Cloakroom

Double glazed window, concealed cistern WC, wash basin and splashback tiling.

Lounge

Double glazed French doors leading to rear garden with double glazed windows alongside, feature focal point fireplace with marble effect surround and wooden mantle over.

Dining Room

Double glazed bay window, twin glazed doors to sitting room.

Family Room

Double glazed window to front aspect.

Kitchen/Breakfast Room

Double glazed windows and double glazed french doors to rear, extensive range of base and wall cupboards with roll edged worktops and inset sink, integrated fridge/freezer, gas hob with extractor hood over and electric double oven, space for dishwasher, wall mounted gas boiler, door to utility room.

Utility Room

Half glazed door to side access, roll edged worktops with sink, cupboards underneath and space for washing machine and tumble dryer.

Landing

Doors to all principle rooms. Deep recessed window sill with double glazed window, door to airing cupboard, access to loft space.

Primary Bedroom One

Double glazed window, built in twin double wardrobes, door to en-suite.

En-suite Bathroom

Obscure double glazed window, matching suite comprising bath with shower over, concealed cistern WC, vanity wash basin, and bidet.

Guest Bedroom Two

Double glazed window, built in twin double wardrobes, door to the en-suite. En-suite shower room: Double glazed window, matching suite comprising shower cubicle, wash basin and WC.

Bedroom Three

Double glazed window, built in twin double wardrobes having central mirrored doors and fitted with shoe storage and jewellery compartments as well as hanging space.

Bedroom Four

Double glazed window.

Bedroom Five

Deep recessed double glazed window.

Family Bathroom

White suite comprising bath with shower over, bidet, WC with concealed cistern and vanity wash basin.

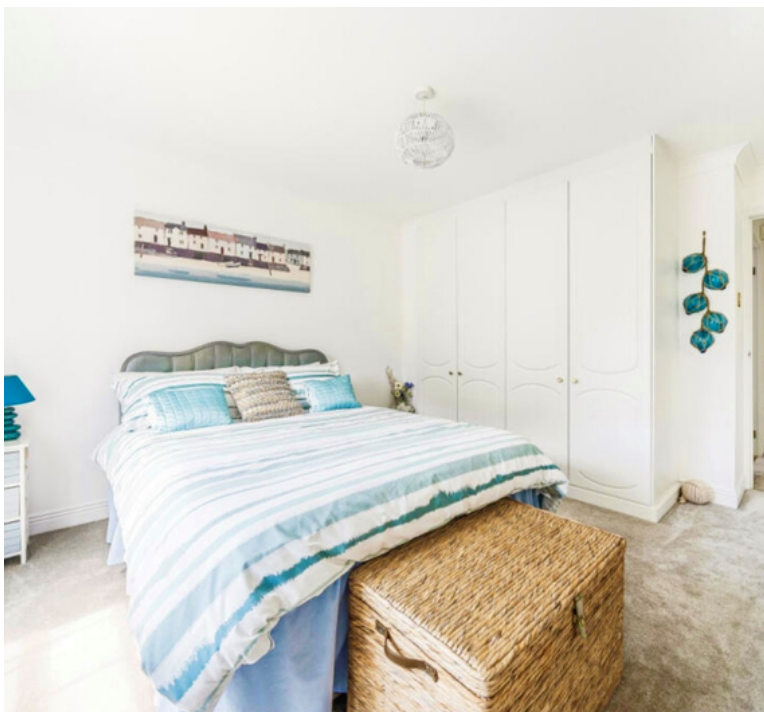
Agents Note

Most furnishings and white goods available by separate negotiations.

SERVICES: Mains electric, mains gas, mains drainage and water OUTGOINGS: Somerset Council tax Band 'G'

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 firms employment has the authority to make or give any representation or warranty in respect of the property



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