

Slade Lane, Lympsham, Nr. Weston-Super-Mare, Somerset.

BS24 0DP

£865,000 Freehold

FOR SALE



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ESTATE AGENTS

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PROPERTY DESCRIPTION

House Fox Estate Agents are pleased to offer this modern & high specification detached house for sale in the ever popular village of Lympsham, Somerset.

Situated at the end of a private road close to the village centre with local shop, post office, sports club, tennis courts & the well know cricket pitch all within a few hundred yards; this really is a choice location.

The house sits in a quiet backwater and on a secluded plot of around one third of an acre with ample driveway parking to the front suitable for parking perhaps 10 or 12 vehicles with two sets of secure wooden gates - one on the driveway & another set allowing access to the side of the house being ideal for long term storage of a boat or caravan.

The rear garden is relatively large, mostly laid to lawn with various patio areas for relaxing, including a summerhouse & gazebo being ideal for entertaining on summer days plus a number of sheds/wood stores.

Built just over seven years old & benefiting from the remainder of a new homes guarantee, internally, the high specification fit & finish is immediately apparent when entering the impressive hallway with feature Oak staircase rising to the first floor and luxury kitchen off which is open-plan to a large lounge/dining room.

Further accommodation on the ground floor include a study & two further reception rooms, all of which could be used as ground floor bedrooms. In addition, there is a utility room & cloakroom.

On the first floor, off the impressive landing with feature extra height window flooding the area with natural light, is a fabulous primary bedroom with Juliet balcony overlooking the rear garden enjoying far reaching views over open countryside & the Bleadon Hills. Off this bedroom a luxury en-suite shower room.

There are two further double bedrooms and an opulent bathroom with feature bath on the first floor & staircase rising to a large loft/games room. With the appropriate permissions this room could easily be converted into a further bedroom.

In summary this impressive modern & well built family home is sure to attract much attention & we recommend an early viewing in order to fully appreciate all the flexible & versatile accommodation has to offer. Further eco enhancements consists of a rainwater recovery system & air recirculation system.

FEATURES

- Modern Detached House
- Popular Centre of Village Location
- Kings of Wessex Academy Catchment Area
- High Specification Finishings & Decorations
- Seven Years old with Balance of New Homes Guarantee
- Around One Third of an Acre Plot
- Quiet & Secluded Location
- Viewing Highly Recommended - Serious Enquiries Only Please
- Freehold
- Council Tax Band - F
- EPC - D



ROOM DESCRIPTIONS

Entrance Lobby

Composite door with double glazed panels.
Tiled flooring, twin storage cupboards either side housing rainwater harvesting pump, security alarm panel.

Hall

Tiled white flooring throughout, stairs with Oak balustrade rising to a galleried landing, useful under stairs storage cupboard, radiator, ceiling spotlights.

Lounge/Diner

Running the full length of the property with patio doors opening to front aspect & Velux windows and concertina doors to the rear. Double doors from Hall. Feature solid fuel burner acting as a focal point for the lounge area with dining area beyond flowing open-plan into the kitchen/Breakfast room. Two radiators, ceiling spotlights. & wall lights.

Kitchen/Breakfast Room

Comprehensively equipped kitchen with a range of light cream base & eye level units with black granite worksurfaces. One & a half bowl sink & drainer, full size Stoves range cooker with extractor hood over. Integral Bosch dishwasher, space for American fridge/freezer. Breakfast bar, Velux windows & double glazed sash windows overlooking rear garden. Tiled floor flowing from hall & into dining area. Spotlights.

Utility Room

Range of wall and floor units, worktops and up stands over, stainless steel sink, wall mounted gas fired boiler, heated towel rail, UPVC double glazed door to rear garden, space and plumbing for appliances, ceiling spotlights.

Reception Room/Ground Floor Bedroom

UPVC double glazed patio doors with side panels opening onto rear garden, radiator, wall and ceiling lights, wood effect laminate flooring.
Door to further reception room/gym room.

Reception Room/Gym

UPVC double glazed sliding sash window, built in storage cupboards, heated towel rail, ceiling light, wood effect flooring,
Note: This room has plumbing ready to be made into an en-suite to the reception room next door making a potential ground floor bedroom suite.

Study/Ground Floor Bedroom

UPVC double glazed sliding sash windows, fitted bookshelf and storage, radiator, ceiling light, wood effect laminate flooring.

Cloakroom

Low level W/C, wash hand basin over vanity unit, heated towel rail, extraction fan, ceiling light.

Landing

Part vaulted ceilings & galleried landing area, vaulted window feature plus UPVC double glazed sash windows flooding the area with natural light.
Doors to all principal rooms, radiator, ceiling spotlights, ceiling light.

Primary Bedroom

UPVC double glazed patio doors with Juliet balcony offering views over the rear garden & open countryside beyond.
Range of fitted wardrobes, UPVC double glazed sash window to side, two radiators.
Door to en-suite shower room.

En-suite

Luxury modern white suite consisting low level W/C, with concealed flush, twin wash hand basin over vanity unit, walk-in glass shower cubicle housing Mira Sport electric shower, part tiled walls, UPVC double glazed sash windows, vertical radiator, ceiling spotlights.

Bedroom Two

UPVC double glazed sash windows, built in wardrobe and storage, radiator, ceiling light.

Bedroom Three

UPVC double glazed sash windows, fitted wardrobes, radiator, ceiling light.

Family Bathroom

Modern & stylish white suite consisting Low level W/C, twin wash hand basins over floating vanity unit with wall mounted units above and to rear wall, raised tiled bath, enclosed corner shower cubicle housing Mira Sport electric shower, vertical radiator, UPVC double glazed sash windows, ceiling spotlights.

Second Floor Loft/Games Room

Very large loft room suitable for conversion to bedroom with the appropriate permissions. Sloping ceilings with good central head height. Power & light, eaves storage.

Rear Garden

Large level plot with access both sides (one vehicular). Mostly laid to lawn with patio areas to immediate rear of the property & further area centrally to rear third of the garden. To the rear of the garden a light wooded area with mature trees.

Large (16' 2" x 12' 10" (4.92m x 3.90m)) solidly constructed Summerhouse with power & light ideal for summer days entertaining.
A number of other sheds & stores throughout the garden.

Front & Double Garage

Furlands owns a shared drive with two other properties with a private block paved driveway drive beyond leading to a DOUBLE GARAGE 19' 11" x 15' 1" (6.07m x 4.6m) with electric roller shutter door, power supply and lighting, UPVC double window and door to driveway.
Double timber gates to the side of the garage open to a further large area of driveway parking to the immediate front of the property.
Area laid to lawn with a slab patio area, a double timber gate, and pedestrian gate at either side of the property lead to the rear garden.

Room Measurements

All approximate room measurements are shown on the attached floorplan.



FLOORPLAN & EPC

