



Nettlefield, Berrow Road, Burnham-on-Sea TA8 2JE

£575,000 Freehold

COOPER
AND
TANNER



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Built in the 1920s, in an era of jazz music and Art Deco design, Nettlefield embraced 1920s architectural proportions whilst reflecting country cottage charm. Now, amidst the thriving local community, this lovely four-bedroom home is set in mature landscaped gardens with double garage and driveway.

What's inside...

Extended, modernised and well-maintained over the three decades that it's been in the same family, it is now a lovely, modern, family home. It is warm, welcoming and decorated in a tasteful, modern colour palette, with a combination of practical wooden, luxury vinyl and tiled flooring downstairs and carpet upstairs in the bedrooms. The sitting room and living room are comfortable bright reception rooms with lovely bay windows, hard flooring and feature fireplaces with log effect fires. Glazed double doors from the sitting room open into a garden room/snug, which has French doors to the beautiful gardens and space for comfortable seating. A separate dining room has plenty of space for a sizeable dining table, chairs and other furniture. The kitchen is fitted with Shaker-style base and wall units with contrasting worksurfaces, with integrated dishwasher and fridge/freezer, and a range-style cooker. In the kitchen there is room for

a breakfast table and chairs, whilst there is further space for other appliances and storage in the adjacent utility and the adjoining boot room. A handy WC is tucked away in the entrance hall.

The four double bedrooms are upstairs. The principal bedroom benefits from a bank of built-in wardrobes and an ensuite shower room. The three other double bedrooms all benefit from built-in storage, and they share a family bathroom which is fitted with a bath, separate shower unit, wash-hand basin and WC.

What's outside...

The property is situated on a level corner plot with gardens on three sides and a driveway sweeping in from the road through sturdy wrought iron gates. High fencing, walling and mature foliage provide privacy and security. The gardens stretch out behind the house and offer plenty of green and leafy areas to sit out and enjoy the sunshine, sit in the shade of many of the beautiful trees, potter around the flower beds and in the greenhouse, or let the children and animals run free. A double garage and large driveway provide ample space for numerous vehicles.









Location

Burnham on Sea is a popular seaside resort offering a wealth of activities to suit every taste. The town offers excellent facilities with supermarkets, shops, banks, building societies, library, theatre, medical centre and cottage hospital. There is a wealth of leisure facilities including the indoor heated swimming pool, Burnham and Berrow Championship Golf Links and a Sports Centre at King Alfred School. There are also tennis, bowls and cricket clubs along with numerous other societies and associations.

For the commuter, the M5 motorway junction 22 is at Edithmead and the nearest railway links can be found at the market town of Highbridge.

Nettlefield is a few minutes' drive away from the centre of Burnham-on-Sea and its Esplanade, situated on a bus route with a local Spar shop and petrol station just along the road.



Local Information Burnham-on-Sea

Local Council: Somerset

Council Tax Band: E

Heating: Gas

Services: Mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Highbridge and Burnham

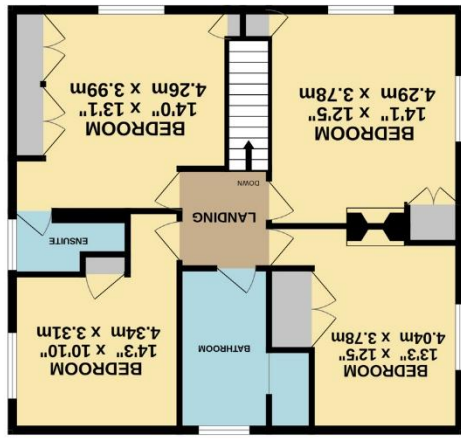
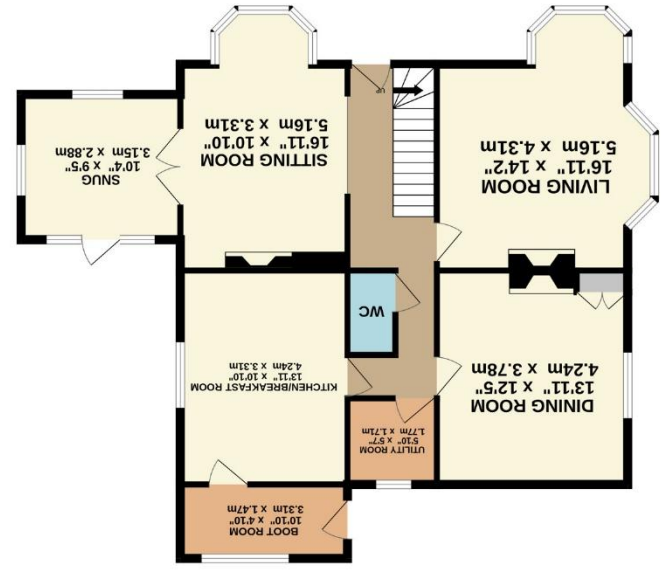


Nearest Schools

- Burnham-On-Sea Infant School
- St Andrew's Junior School
- St Joseph's RC Primary School
- The King Alfred School Academy



GROUND FLOOR
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.

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.
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