

North Down Close

Shipham, BS25 1SW



£545,000 Freehold

This four-bedroom family home is immaculacy presented throughout and offers ample living space. It benefits from a modern kitchen/diner, two reception rooms, ample parking, garage and front and rear gardens.

North Down Close Shipham

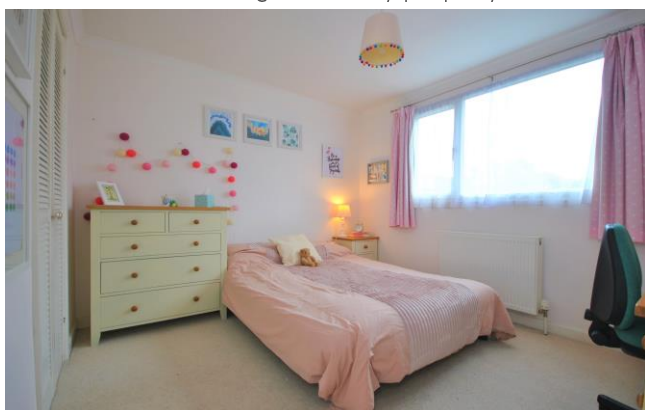
BS25 1SW

 4  3  2 EPC D

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DESCRIPTION

Entering the property you are welcomed into a porch that has underfloor heating. The entrance hall is light and airy. It has a modern glazed balustrade and has doors into the other ground floor rooms. The large kitchen/diner is open plan and an ideal space for entertaining. The kitchen is dual aspect and is fitted with an array of modern wall and base units. It has a built-in double oven, five ring gas hob and low-level fridge. The dining area has enough space for a large dining table. There are two Velux windows and French doors which open out to the rear garden. Off the kitchen, there is a handy utility room. It is fitted with wall and base units, space for appliances, sink, door to the rear garden and is where the gas combi-boiler can be found. The living room has a feature gas fire place and bi-fold doors which lead out to the decked area at the front. At the end of the living room, there is a further snug area accessed through double glazed, glass door. This room has a built-in bespoke TV unit and a window overlooking the rear garden. The ground floor also benefits from a cloakroom fitted with a pedestal basin and low-level W/C. Upstairs houses the four bedrooms. The master bedroom is a spacious room and benefits from built in wardrobe, walk in wardrobe and has beautiful views out the front aspect windows. The en-suite shower room is fitted with a corner shower cubicle, vanity basin and low-level W/C. There are three further bedrooms all benefitting from built in wardrobes. The bedrooms share the modern family bathroom. The bathroom is fitted with a corner shower cubicle, panelled bath, vanity basin and low-level W/C. This is a light and airy property and is ideal



for the growing family. The property is double glazed throughout.

OUTSIDE

Approaching the property up a long private drive, there is ample parking for a variety of vehicles on a large block paved driveway. There is a detached garage with a roller door. At the front, the garden is beautifully landscaped and mostly laid to lawn. It is planted with an array of trees, bushes and shrubs. There is also a small decked area which currently has a seating area and is perfect for enjoying the sun. The rear garden is accessed via a side gate. It has an area laid to lawn, paving, separate play area, two sheds and raised beds planted with an array of flowers and shrubs. In the corner, there is a seating area ideal for entertaining.

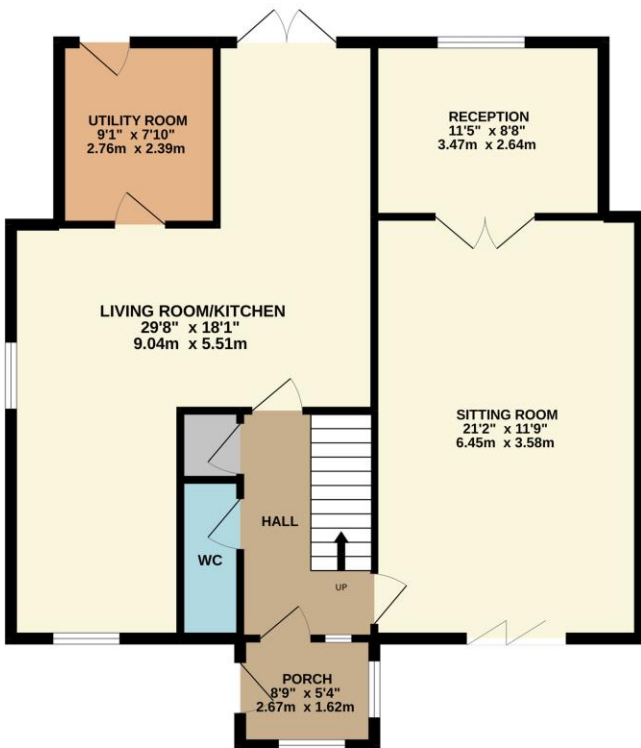
LOCATION

Shipham is a village much sought after by those commuting to Bristol, as it offers all the advantages of rural living with the Mendip Hills close by. Village facilities are available including a junior school, stores, garage, public house, etc. There are shopping facilities at nearby Winscombe and Cheddar. Private sector schooling is also close by at Sidcot and the Downs School at Wraxall is within easy reach. In the state sector, Kings of Wessex School is nearby and for sports and recreational facilities, Churchill School is a drive away. The surrounding area is excellent riding country and is sure to appeal to equestrian enthusiasts. There is an international airport at Lulsgate and access to the mainline railway station at Yatton.

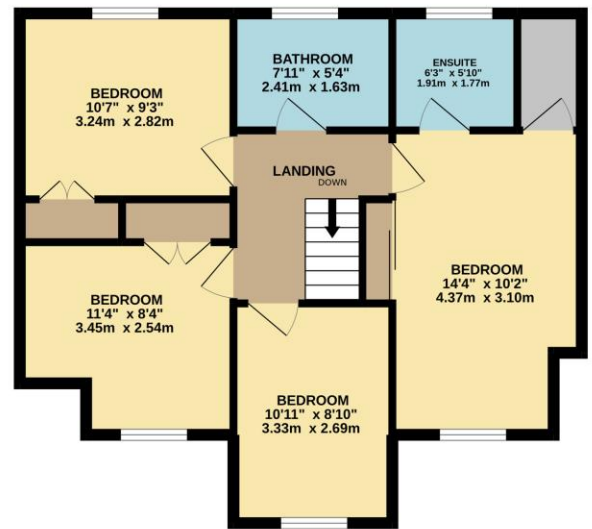




GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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AND
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