

Parsonage Road, Berrow, Burnham-on-Sea, Somerset. TA8 2NJ

£575,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

House Fox presents.... this stunning five bedroom detached house situated in the sought after village of Berrow & within an easy level walk of the fabulous beach & countryside.

The current owners since buying the property have upgraded and extended this wonderful home and the light, bright accommodation now comprises: entrance lobby, hallway, two reception rooms, modern re-fitted kitchen/diner, utility room, cloakroom & a stunning side extension currently used as a gym, but with potential as a Home Office or with permissions an Airbnb.

Upstairs, off the landing there are five bedrooms with the primary boasting an en-suite shower. In addition there is a stunning recently renovated Victorian style family bathroom.

Outside to the rear a fully enclosed secluded garden extending to over 100ft in length with paved patios to the immediate rear of the property.

To the front an 'in and out' driveway with parking for up to seven vehicles.

Also of note is the Energy Performance Rating of grade 'B' which is very unusual for a property of this age & has been achieved by our vendors fitting extensive levels of insulation in the loft, below the floors & in the walls. Furthermore, the addition of solar panels has lowered the electrical costs & provides a useful additional income from the feed-in tariff.

If you're looking for a warm & spacious family home offering flexible accommodation situated in a sought after road close to coast & countryside then House Fox strongly recommend you call today, to book a viewing.

FEATURES

- Extended Detached Family Home
- Excellent Decorations + Finishings
- Five Bedrooms
- Luxury Re-fitted Kitchen & Bathroom
- Primary Bedroom with En-suite Shower
- Large Gym (Potential Airbnb/Office)
- 100ft Rear Garden
- Freehold
- Council Tax - Band E
- EPC - B



ROOM DESCRIPTIONS

Entrance Lobby

Double glazed Upvc front door & windows over dwarf wall. Tiled floor, Original hardwood front door & obscure glazed side panel windows.

Hallway

LVT herring bone style flooring, useful under-stairs storage cupboard with stairs rising to first floor over. Radiator.

Lounge

Double glazed bay window to front aspect, cast iron solid fuel burner, coving, picture rail, radiator.

2nd Reception Room

A symmetrical front room to the Lounge also with double glazed bay window. Feature painted, period high wooden fireplace with tiled surrounds & hearth, coving, picture rail, feature period style radiator.

Kitchen/Diner

An extended area consisting of two distinct rooms with a modern kitchen featuring gloss white base & eye level units and solid wood worksurface with peninsular end forming a breakfast bar & natural break between the two areas. Integrated dishwasher & Zanussi induction hob with extractor chimney & glass splash-back. Eye-level NEFF double electric oven, space for American fridge/freezer. White sink & drainer with mixer tap over.
Double glazed window overlooking rear garden. Tile effect LVT flooring.

DINING AREA: Good size area suitable for an six - eight seater dining table & chairs. Double glazed patio doors with side panels opening to rear garden. Radiator.

Utility Room

Dual aspect double glazed windows plus upvc door to rear. Range of complimentary gloss white units with wood effect worksurface. 1 & 1/4 bowl stainless steel sink & drainer, space & plumbing for washing machine plus space for a further three appliances. Wall mounted Worcester gas boiler, tiled floor.
Door to:

Cloakroom

Re-fitted suite of low level WC & wash hand basin with feature period style green tiled splash-backs and radiator/towel rail. Obscure double glazed window. Extractor. Tiled floor.

Landing

Two solar tubes flooding the area with natural light. Doors to all principle rooms. Feature stain glass transom light to bedroom five.

Primary Bedroom One

Double glazed window to front aspect. Radiator, picture rail.

En-suite Shower Room

Newly installed white suite consisting off corner shower cubicle with mains operated shower, low level WC & wash hand basin. Towel rail, Double glazed window.

Bedroom Two

Double glazed window to front aspect. Radiator, picture rail.

Bedroom Three

Double glazed window to rear aspect. Radiator, picture rail. Loft access.

Bedroom Four

Double glazed window to rear aspect. Radiator, loft access.

Bedroom Five

Double glazed window to front aspect. Radiator, picture rail. loft access.

Family Bathroom

Stunning recently installed Victorian style bathroom suite consisting of roll top bath with Victorian style monsoon head shower over & hand held shower attachment. Oval curtain rail surrounding. WC with mid height cistern, oblong wash hand basin with cupboard below. Feature tied splash-backs & flooring. Obscure double glazed window. Recessed spotlights, period style radiator with heated towel rail. Underfloor heating.

Rear Garden

Over 100ft long rear garden mostly laid to lawn with concrete patio areas to rear of the house.
Various maturing shrubs including:
4 Apple trees, 2 Plumb trees, Gooseberry, Blackberry shrubs & Rhubarb.
Recently constructed recycled plastic garden shed with pitched roof & double doors (by negotiation) Outside tap, light, side gate.

Front

Low maintenance tarmac 'In & Out' driveway with parking for up to seven vehicles.

List of work completed during our vendors ownership

Ground Floor Insulated
Cavity walls insulated
Loft insulation to 270mm
Solar Panels 3Kw Viridian mono all-black panels (owned) generating ~ £400p.a.
Three Bath/Ensuite/Cloakroom refurbishments inc. heated floor Bathroom
New carpets
LVT in Hallway
Tiles in Porch
Re-decorated throughout
Loft boarded
Smart Hive with split heating zones.
Garage conversion to Studio/Annexe.

Agents Note:

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



FLOORPLAN & EPC

