



HOLLYHOCK CLOSE

Bridgwater, TA5 2GY

Offers In The Region Of £420,000

Tamlyns

PROPERTY DESCRIPTION

This imposing detached house was built by Bloor Homes approximately eleven years ago, to their Silchester design, and is one of only a pair on this development. Situated at the end of a close, on a corner plot, the property offers immaculately presented and spacious accommodation arranged over three floors.

Situation

*Detached 3 Storey Family Home*Master Bedroom En-suite & Dressing Area*Double Bedroom with Dressing Area & En-Suite*Two further Bedrooms*Family Bathroom*Lounge*Study*Downstairs cloakroom*Kitchen/Breakfast Room*Utility*Garage*Enclosed Rear Garden*Ample Parking*

Local Authority

Somerset Council Council Tax Band: E
Tenure: Freehold
EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Description

On the ground floor the entrance hall leads to a study, sitting room, cloakroom and kitchen/dining room with a utility room. The sitting room has double doors in to the garden and a bay window to the side. The kitchen/dining room is very impressive with a wide range of modern fitted units and work tops - the wall units with under lighting. There are two pan drawers, an electric hob, double oven and grill, as well as an integrated dishwasher. This room also has double doors that lead out into the rear garden and is further enhanced by a part glazed roof. Off the kitchen is a utility room, which has additional work top space, the wall mounted boiler and plumbing and space for a washing machine and tumble dryer. There is also a door to the rear garden.

The first floor comprises three double bedrooms and a family bath/shower-room. Bedroom two has an en-suite shower-room and dressing area with fitted wardrobes. The third bedroom features dual aspect windows including a bay window matching the one in the sitting room. On the second floor, there is the master bedroom, also with a dressing area, fitted wardrobes and an en-suite shower-room.

Outside, there are gardens to the front and rear, as well as an additional strip of land that could be utilised for additional parking if required (subject to obtaining any necessary consents). In addition is a detached garage with side door from the garden, power and lighting, with a driveway where two cars can comfortably be parked.

Accommodation

All measurements approximate

Entrance Hall

This leads to the study, sitting room and kitchen dining room and cloakroom.

Study

8'7" × 8'5" (2.64m × 2.57m)

Dual aspect double glazed windows to front and side. Radiator.

Living Room

15'5" × 10'2" plus bay (4.70 × 3.10 plus bay)

Dual aspect double glazed window to side, double glazed French doors giving access to the garden, radiator.

Kitchen/Dining Room

25'1" × 9'8" (7.67m × 2.95m)

Double glazed window to front. A Range of modern fitted units and work tops, the wall units have under lighting, there are two pan drawers, an electric hob, double oven and grill and an integrated dishwasher. There is space for a double free standing Fridge. The Dining space has a door giving access to the Utility room, radiator and double glazed French doors giving access to the rear garden.

Utility room

7'1" × 4'7" (2.16m × 1.40m)

Double glazed door giving access to the rear garden, additional work top space, there is a wall mounted boiler, plumbing and space for a washing machine and tumble dryer.

Cloakroom

Double glazed window to front, low level WC, wash hand basin, radiator.

First Floor Landing

Bedroom Two

20'9" × 9'7" (6.35m × 2.94m)

Dual aspect double glazed windows to front and rear, there is a dressing room area with fitted wardrobes, radiator.

En-suite

7'1" × 4'7" (2.16m × 1.42m)

Obscure double glazed window to rear, shower cubicle, low level WC, wash hand basin, radiator.

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Bedroom Three

14'2" x 12'2" (4.32m x 3.73m)

Dual aspect double glazed windows, one of which is a bay, radiator.

Bedroom Four

9'8" x 9'4" (2.97m x 2.87m)

Double glazed window to front, radiator

Family Bathroom

9'8" x 6'7" (2.97m x 2.03m)

Obscure double glazed window to front, panel bath, separate shower cubicle, pedestal wash hand basin, low level WC, radiator.

Second Floor Landing

Master Bedroom

14'9" x 9'8" (4.52m x 2.97m)

Dual aspect double glazed windows to front and side, the front window has far reaching views, including a dressing area with built in wardrobes and a radiator, door to:

Dressing Room

7'10" x 7'3" (2.39m x 2.21m)

En-suite

8'5" x 6'5" (2.57m x 1.96m)

Obscure double glazed window to rear, shower cubicle, low level WC. Wash hand basin, Radiator.

Front Garden

Enclosed by low level hedging and mature shrubs with a pathway to front porch.

Rear Garden

Laid to lawn with patio area, side gate giving access to drive, door into the side of the garage, there are mature trees and shrubs.

Garage

Single garage with up and over door, side door giving access from garden.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas Central Heating
- Mains drainage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







PLAN



IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

- 1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- 2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.
- 3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

