



GIBBINS RICHARDS 

9 Cristata Way, Wilstock Village, Bridgwater TA5 2GS

£395,000

GIBBINS RICHARDS 
Making home moves happen

A most impressive double fronted detached home occupying a choice position on the edge of Wilstock overlooking fields. Spacious accommodation includes; entrance hall, cloakroom, study, sitting room, open plan kitchen/dining/family room, galleried landing, four first floor bedrooms (master with en-suite shower room) and family bathroom. Side driveway, detached garage and landscaped rear garden.

Tenure: Freehold / Energy Rating: C / Council Tax Band: E

An internal viewing is highly recommended to fully appreciate this stylish detached home believed to be built in 2014. The property commands a choice position being at the end of a 'no through' road and overlooks fields. The accommodation also carries a number of attractive features including a large open plan kitchen/dining/family room. The property is located on the edge of Wilstock Village which is sited on the southern outskirts of Bridgwater close to North Petherton itself as well as providing easy access to the M5 motorway at Junction 24. Bridgwater town centre is less than two miles distant which provides a wide and comprehensive range of facilities.

ATTRACTIVE DOUBLE FRONTED DETACHED HOME
EDGE OF DEVELOPMENT POSITION
ATTRACTIVE OUTLOOK
LANDSCAPED REAR GARDEN
GROUND FLOOR CLOAKROOM / EN-SUITE SHOWER ROOM / FAMILY BATHROOM
WELL PRESENTED THROUGHOUT
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
GARAGE / OFF ROAD PARKING





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| Entrance Hall | Storage cupboard. |
| Cloakroom | Low level WC and wash hand basin. |
| Study | 8' 6" x 8' 2" (2.59m x 2.49m) |
| Sitting Room | 16' 2" x 10' 10" (4.92m x 3.30m) |
| Open Plan - Kitchen/Dining/Family Room | 19' 5" x 26' 2" (5.91m x 7.97m) reducing 12' 5" x 11' 2" (3.78m x 3.40m). The kitchen benefits from integrated appliances including fridge/freezer, double oven and ceramic hob. |
| First Floor Galleried Landing | |
| Bedroom 1 | 11' 0" x 10' 10" (3.35m x 3.30m) Built-in wardrobes. |
| En-Suite Shower Room | 7' 7" x 5' 2" (2.31m x 1.57m) Low level WC, wash hand basin and shower enclosure. |
| Bedroom 2 | 11' 2" x 8' 8" (3.40m x 2.64m) Fitted wardrobes. |
| Bedroom 3 | 10' 5" x 9' 0" (3.17m x 2.74m) with addition of the door recess. Fitted wardrobe. |
| Bedroom 4 | 11' 5" x 6' 10" (3.48m x 2.08m) |
| Family Bathroom | 7' 0" x 6' 5" (2.13m x 1.95m) White suite comprising low level WC, wash hand basin and bath. |
| Outside | Long side driveway leading to detached garage with further side access gate to a landscaped rear garden. Timber shed, patio, shaped lawn and various bordering shrubs and plants. The garden benefits from a south-east facing aspect. |
| Garage | 19' 5" x 10' 5" (5.91m x 3.17m) Door to rear garden. |



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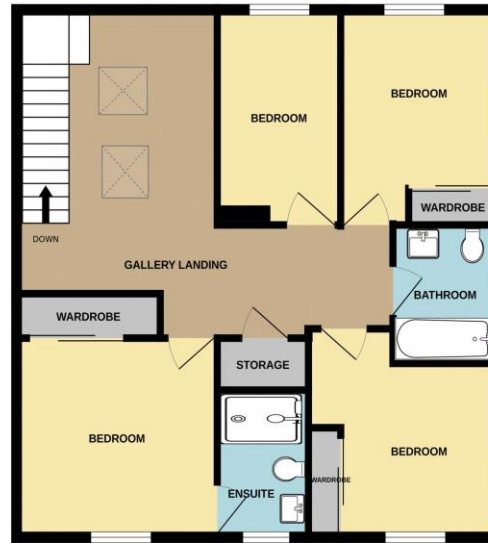


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GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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