



GIBBINS RICHARDS 

Eastgate House, Hedging Lane, North Newton, Nr. Bridgwater TA7 0DF

£499,950

GIBBINS RICHARDS 
Making home moves happen

A superb four bedroom detached family home situated in a good size plot and located within a favourable position in Hedging, on the outskirts of North Newton. The property itself is well presented and fully UPVC double glazed and warmed by oil fired central heating. The accommodation comprises in brief; entrance hall, spacious sitting room with direct access to garden, separate dining room, kitchen/breakfast room, double garage, utility room and ground floor WC. To the first floor a central landing leads to four good size bedrooms (master with en-suite bathroom) and separate family bathroom.

Tenure: Freehold / Energy Rating: D / Council Tax Band: F

The property sits in the centre of its good size plot and borders open countryside with pleasant far reaching views to the side. Externally, there is a large driveway providing multiple off road parking and double garage. The property is situated within close proximity to the village of North Newton which lies between Taunton and Bridgwater. Both nearby towns offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 24 and 25 and both towns also have mainline intercity railway stations.

SPACIOUS FOUR BEDROOM DETACHED HOUSE
FULLY DOUBLE GLAZED
OIL FIRE CENTRAL HEATING
GROUND FLOOR WC / FAMILY BATHROOM / EN-SUITE BATHROOM
DOUBLE GARAGE
MULTIPLE OFF ROAD PARKING
VIEWS TO CONTRYSIDE
VIEWING HIGHLY RECOMMENDED

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| Entrance Hall | 17' 4" x 7' 9" (5.28m x 2.36m) Doors to sitting room, dining room, kitchen, ground floor WC and double doors to storage cupboard. Stairs rising to first floor and window to front. |
| Sitting Room | 23' 10" x 15' 3" (7.26m x 4.64m) Dual aspect windows to front and side. Double opening French doors to garden. Open fireplace. |
| Ground Floor WC | 6' 8" x 3' 10" (2.03m x 1.17m) Obscure rear aspect window. Two piece white suite. |
| Dining Room | 13' 8" x 11' 3" (4.16m x 3.43m) Front aspect window. |
| Kitchen | 11' 4" x 9' 10" (3.45m x 2.99m) increasing to 15' 2" (4.62m). Rear aspect window. Fitted with a modern range of matching eye and low level units with ample space for breakfast table and chairs. |
| Utility Room | 7' 8" x 7' 6" (2.34m x 2.28m) Side aspect window. Door to rear garden. Door to double garage. Floor mounted 'Grant' oil central heating boiler. Row of low level kitchen units. |
| First Floor Landing | Window to rear. Doors to all bedrooms. Hatch to loft. Door to airing cupboard with factory lagged hot water cylinder. |
| Bedroom 1 | 15' 8" x 11' 6" (4.77m x 3.50m) Dual aspect windows to front and side, fitted with a range of built-in wardrobes. Door to; |
| En-Suite Bathroom | 7' 9" x 6' 9" (2.36m x 2.06m) Fitted with a three piece matching suite. Side aspect obscure window. |
| Bedroom 2 | 13' 2" x 11' 4" (4.01m x 3.45m) Front aspect window. Range of built-in wardrobes. |
| Bedroom 3 | 11' 6" x 10' 3" (3.50m x 3.12m) |
| Bedroom 4 | 12' 2" x 7' 1" (3.71m x 2.16m) |
| Family Bathroom | 9' 6" x 7' 10" (2.89m x 2.39m) (excluding shower recess) Fitted with a four piece matching suite. Rear aspect obscure window. |
| Outside | To the front there is tarmac driveway and further gravel area providing multiple off road parking and leading to Double Garage. The gardens wrap around the entire property and sides onto open farmland. Gardens fully enclosed by timber fencing to all sides. Oil storage tank. |
| Double Garage | 19' 2" x 17' 7" (5.84m x 5.36m) Reinforced vehicular metal up and over door. Roof storage space. Window to rear. Mains lighting and power. |



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GROUND FLOOR



1ST FLOOR



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