



GIBBINS RICHARDS
Making home moves happen

22 Bridgwater Road, North Petherton, Nr. Bridgwater TA6 6RD
Offers in Excess of £525,000

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A highly impressive five bedroom detached family home located in the popular town of North Petherton located between Taunton and Bridgwater. This superb family home has been cleverly extended to the front and rear and offers highly stylish and versatile living arranged over two storeys. To the ground floor a spacious hallway leads to two separate reception rooms, impressive kitchen/dining/breakfast area, separate ground floor shower room, utility and study. To the first floor a galleried landing leads to five good size bedrooms, well equipped family bathroom and separate shower room. Externally the property has multiple off road parking to the front as well as single garage. The rear garden enjoys a good degree of privacy and is stylish hard landscaped for ease of maintenance.

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

North Petherton is a popular small town providing a number of day to day amenities including primary school education, town hall, Tesco Express, pub, take away, hairdressers, library etc. The M5 motorway at Junction 24 is within easy reach, whilst Bridgwater town centre is just over two miles distant.

FULLY UPVC DOUBLE GLAZED
GAS CENTRAL HEATING
LARGE AREA OF OFF ROAD PARKING / SINGLE GARAGE
PRIVATE REAR GARDENS
FIVE BEDROOMS
THREE RECEPTION ROOMS
SOUGHT AFTER LOCATION
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
BEAUTIFULLY SPECIFIED THROUGHOUT



Entrance Porch	6' 0" x 2' 7" (1.83m x 0.79m)
Entrance Hall	17' 5" x 6' 5" (5.30m x 1.95m) (approx) Stairs rising to first floor. Understairs storage cupboard with electric fuse board and further downstairs recess. Hive thermostat control for central heating.
Sitting Room	21' 4" x 13' 0" (6.50m x 3.96m) Front aspect bay window.
Family Room	12' 8" x 11' 4" (3.86m x 3.45m) wide opening to;
Kitchen/Dining Room	28' 1" x 12' 7" (8.55m x 3.83m) increasing to 15' (4.57m) double bi-fold doors to rear garden. Pedestrian stable door. Sky light (non opening window).
Breakfast Area	10' 6" x 8' 2" (3.20m x 2.49m) wide opening to kitchen/dining room.
Utility	7' 5" x 7' 2" (2.26m x 2.18m) (excluding walkway to office/WC) Range of eye and low level units, space for washing machine and tumble dryer. Chrome heated towel rail.
Shower Room/WC	5' 10" x 3' 3" (1.78m x 0.99m) Fitted with a white three piece matching suite comprising low level WC, wash hand basin with storage unit under and corner shower cubicle with chrome shower. Chrome heated towel rail.
Study	7' 2" x 4' 7" (2.18m x 1.40m)
First Floor Galleried Landing	Doors to all bedrooms, shower room and bathroom. Hatch to loft (the central heating boiler is located in the loft).
Bedroom 1	13' 2" x 12' 8" (4.01m x 3.86m) views over rear garden.
Bedroom 2	12' 0" x 11' 0" (3.65m x 3.35m) Front aspect window.
Bedroom 3	12' 5" x 7' 3" (3.78m x 2.21m) (excluding wardrobe recess) Rear aspect window.
Bedroom 4	12' 4" x 7' 2" (3.76m x 2.18m) Front aspect window.
Bedroom 5	8' 10" x 7' 11" (2.69m x 2.41m) Front aspect window.
Family Bathroom	12' 4" x 5' 8" (3.76m x 1.73m) Rear aspect obscure window. Four piece matching suite comprising low level WC, over size wash hand basin with storage unit under, bath, over size walk-in shower cubicle. Storage cupboard with shelving. Electric anti-fog mirror with lighting, chrome heated towel rail.
Shower Room	6' 7" x 4' 0" (2.01m x 1.22m) Fitted with a three piece matching suite comprising low level WC, wash hand basin with storage under, enclosed shower cubicle with chrome shower including monsoon head. Velux window. Extractor fan.
Garage	15' 10" x 7' 10" (4.82m x 2.39m) Mains lighting and power. Pedestrian door.
Outside	The rear garden measures approximately - 51' (15.53m) in length by 33' 6" (10.20m) in width. Decking area adjoining the property with patio and area of lazy lawn beyond. Impressive raised fish pond. The garden is enclosed by timber fencing to all sides. Timber framed outbuilding - 31' 0" x 9' 8" (9.44m x 2.94m) with light and power. Lockable storage section and covered area (currently used for hot tub). Outside lighting, tap, power supply and side access to front.





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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