



GIBBINS RICHARDS 
Making home moves happen

1 Gardenia Walk, Wilstock, Bridgwater TA5 2LQ
Guide Price £400,000

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A superbly presented ex show home boasting generous size accommodation on three floors. Reception hall, cloakroom, study, generous size sitting room, large full length open plan kitchen/dining room, separate utility room, three first floor bedrooms including en-suite shower room and dressing area and family bathroom to the first floor. Large second floor bedroom with further en-suite shower room and dressing area. Driveway, garage, private rear garden.

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

An internal viewing is highly recommended to fully appreciate this sizeable detached family home boasting versatile accommodation. The property was built by David Wilson Homes in 2012, being the show house for the development therefore providing a number of attractive additional extras.

Wilstock Village located less than two miles from Bridgwater town centre and provides green open space nearby including a conservation area which incorporates a country park and plenty of green open space as well as being within easy access to the small town of North Petherton as well as the M5 motorway at Junction 24 with excellent commuter links to Bristol, Exeter and beyond.

SUBSTANTIAL DETACHED EX SHOW HOME
BUILT BY DAVID WILSON HOMES
TWO GROUND FLOOR RECEPTION ROOMS
LARGE KITCHEN/DINING ROOM
THREE FIRST FLOOR BEDROOMS INCLUDING EN-SUITE SHOWER ROOM &
FAMILY BATHROOM
LARGE SECOND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM
GARAGE
OFF ROAD PARKING
PRIVATE REAR GARDEN
INTERNAL VIEWING HIGHLY RECOMMENDED



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Reception Hall	Stairs to first floor.
Cloakroom	6' 0" x 2' 11" (1.83m x .90m) Low WC and wash hand basin.
Sitting Room	15' 5" x 10' 5" (4.70m x 3.17m) with access to rear garden.
Study	8' 10" x 8' 7" (2.69m x 2.61m)
Kitchen/Dining Room	22' 0" x 9' 10" (6.70m x 2.99m) Comprehensively fitted with a range of built-in appliances. Rear bay glass roof with additional seating area.
Utility Room	6' 10" x 4' 9" (2.08m x 1.45m) Space and plumbing for washing machine. Door to rear garden.
First Floor Landing	
Bedroom 1	14' 2" x 9' 10" (4.31m x 2.99m)
En-Suite Shower Room	6' 10" x 4' 9" (2.08m x 1.45m) Low level WC, wash hand basin and shower enclosure.
Dressing Area	with two bank of wardrobes.
Bedroom 2	11' 10" x 10' 5" (3.60m x 3.17m)
Bedroom 3	9' 8" x 7' 5" (2.94m x 2.26m)
Family Bathroom	9' 8" x 6' 10" (2.95m x 2.08m) Modern white suite comprising low level WC, wash hand basin, bath and separate shower enclosure.
Second Floor Landing	
Bedroom 4	14' 10" x 9' 10" (4.52m x 2.99m) with dressing area and en-suite.
En-Suite Shower Room	8' 6" x 6' 5" (2.58m x 1.95m) Low level WC, wash hand basin and shower enclosure.
Outside	Side driveway to a single garage with light, power and electric charging point. The rear garden contains a good degree of privacy which is mainly laid to lawn with a walled boundary.



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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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