



GIBBINS RICHARDS 
Making home moves happen

28 Highcroft, Woolavington, Nr. Bridgwater TA7 8EU
£350,000

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Detached Family Home | Stunning Rear Views | Versatile Living Space | Popular Village Position

A spacious and well-positioned four bedroom detached family home, enjoying stunning views to the rear, a private enclosed garden, off road parking and an integral garage. Offering versatile accommodation with multiple reception rooms and a kitchen/breakfast room, this is a great option for families looking for space both inside and out.

The accommodation comprises in brief; entrance hallway, cloakroom, lounge, dining room, study/bedroom and kitchen/breakfast room. To the first floor are four bedrooms, with the main bedroom benefiting from an ensuite, together with the family bathroom. Externally, the property offers off road parking to the front, integral garage and a private enclosed rear garden with attractive views beyond. Positioned within Woolavington, the property also offers easy access to the M5 and the Polden Hills.

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

Woolavington is a popular village location offering a range of local amenities and good access to surrounding towns and villages. The property is well placed for commuters needing access to the M5, whilst also being within easy reach of the Polden Hills and surrounding countryside.

Total floor area – 70.93m²

Four bedroom detached family home

Off road parking and integral garage

Multiple reception rooms

Versatile study/additional bedroom

Kitchen/breakfast room

Main bedroom with ensuite

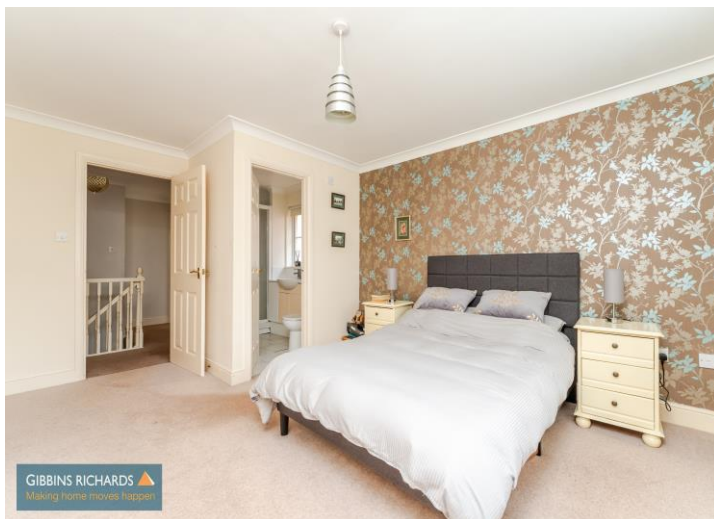
Stunning views to the rear

Easy access to the M5

Sought-after village location



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Entrance Hallway
Lounge

Stairs to first floor.
15' 4" x 12' 3" (4.67m x 3.73m) Dual front aspect windows and side aspect window. Feature fireplace.

Cloakroom

5' 9" x 2' 6" (1.75m x 0.76m) Front aspect obscure window. Low level WC and corner wash hand basin.

Integral Garage

16' 0" x 8' 3" (4.87m x 2.51m) Up and over garage door. Electric sockets and lighting.

Dining Room

10' 2" x 8' 7" (3.10m x 2.61m) Rear aspect French doors.

Study/Bedroom
Kitchen

8' 4" x 7' 5" (2.54m x 2.26m) Rear aspect window.
16' 3" x 10' 9" (4.95m x 3.27m) Rear aspect window. Side access door to garden. Matching floor and wall cupboard units. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer.

First Floor Landing

Doors to four bedrooms and family bathroom. Hatch to loft. Storage/airing cupboard.

Bedroom 1

15' 11" x 12' 4" (4.85m x 3.76m) Front aspect window. Built-in wardrobes.

En-Suite Shower Room

5' 4" x 5' 4" (1.62m x 1.62m) Side aspect obscure window. Low level WC, wash hand basin and walk-in shower enclosure.

Bedroom 2

11' 5" x 9' 3" (3.48m x 2.82m) Rear aspect window. Built-in wardrobe.

Bedroom 3

10' 3" x 7' 7" (3.12m x 2.31m) Front aspect window.

Bedroom 4

8' 1" x 7' 0" (2.46m x 2.13m) Rear aspect window. Built-in storage cupboard.

Bathroom

10' 1" x 5' 4" (3.07m x 1.62m) Rear aspect obscure window. Low level WC, wash hand basin, bath with over head electric shower.

Outside

To the front of the property there is off road parking in front of the integral garage. To the rear is a fully and private enclosed garden laid to patio and lawn. Side access gate to front.



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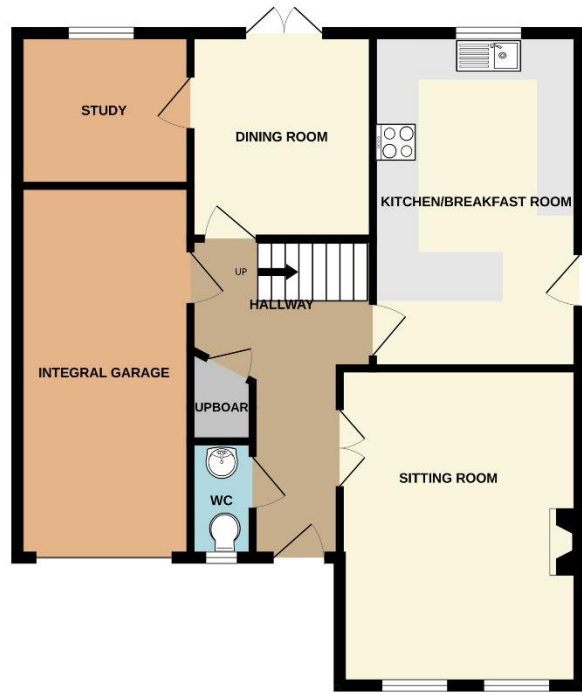


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GROUND FLOOR



1ST FLOOR



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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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