



GIBBINS RICHARDS 
Making home moves happen

31 Sorrel Drive, Wilstock, Bridgwater TA5 2BX
£365,000

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*** No onward chain * Four bedroom detached house * Garage & Parking ***

Located within the popular 'Wilstock Village' development just south of Bridgwater, this smart four bedroom family home has been exceptionally well cared for and upgraded by the current owner. The accommodation is arranged of three storeys and comprises in brief; entrance hall, sitting room with bay window to front, ground floor WC, spacious re-fitted kitchen/dining room with French doors to the rear garden. To the first floor a landing provides access to three good sized bedrooms and family bathroom with en-suite shower room the Bedroom 2. On the second floor is a spacious master bedroom suite with dressing/wardrobe area and en-suite shower room.

Externally the property has garage and off road parking to the front and enclosed garden to the rear. The property is located within the 'Wilstock Village' development which lies just south of Bridgwater and within easy access to the town itself as well as within walking distance to local shops and amenities. Access to the M5 motorway can be found close by at Junction 24.

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

Total floor area - 1296 sq.ft. (120.4 sq.m.) approx.

No onward chain

Superbly presented modern house

Four good sized bedrooms

Garage / Off road parking

Popular south side location

Many upgrades/enhancements by current owner

Fully UPVC double glazed

Gas central heating

Fully enclosed rear garden



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Entrance Hall
WC

Sitting Room
Kitchen/Dining Room

First Floor Landing
Bedroom 2

En-Suite Shower Room

Bedroom 3

Bedroom 4

Family Bathroom

Second Floor Landing
Bedroom 1

En-Suite Shower Room

Outside

Single Garage

Stairs to first floor with understairs storage cupboard. Side aspect window. Low level WC and wash hand basin.

14' 9" x 10' 7" (4.49m x 3.22m) Front aspect window. 18' 4" x 12' 8" (5.58m x 3.86m) Rear aspect window and French doors to garden. Re-fitted with a modern range of matching eye and low level units with integrated double electric oven with five ring gas hob. Central island feature with breakfast bar area.

Doors to three bedrooms and bathroom. 12' 9" x 11' 0" (3.88m x 3.35m) Front aspect window. Built-in wardrobes. Door to;

Double shower cubicle, low level WC and wash hand basin.

11' 2" x 10' 5" (3.40m x 3.17m) Rear aspect window.

12' 4" x 7' 2" (3.76m x 2.18m) Rear aspect window.

Front aspect window. Low level WC, wash hand basin and bath.

Door to storage cupboard. Door to; 18' 8" x 11' 2" (5.69m x 3.40m) Velux window to rear. Front aspect window. Range of built-in wardrobes and eaves storage. Door to;

Velux window to rear. Low level WC, wash hand basin and enclosed shower cubicle.

To the front of the property is a small area of open plan garden with garage and driveway to the side. To the rear is a good sized fully enclosed garden laid predominantly to lawn and enclosed by timber fencing. There is an area of decking providing pleasant seating space and paved patio area alongside the property. Pedestrian door leading directly into the garage.

Mains lighting and power. Roof storage space and vehicular door to front.



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GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



FIRST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



SECOND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk