



GIBBINS RICHARDS 

7 Cornflower Close, Wilstock, Bridgwater TA5 2GR

£340,000

GIBBINS RICHARDS   
Making home moves happen

This beautifully presented home offers spacious family accommodation with welcoming hallway, lounge, re-fitted kitchen/dining/family room, cloakroom, separate utility room. Spacious galleried landing, four bedrooms (master with en-suite shower room) and a family bathroom. Garage, multiple off road parking and fully enclosed rear garden. Energy Rating: B-83

#### THE PROPERTY

Situated in sought after location, this delightful detached family home has been improved by the current owners featuring a stunning kitchen with breakfast bar, additional wardrobes and additional parking. The property is well presented throughout and has a lovely welcoming feel. Located within easy reach of the M5, Bridgwater's town centre and local schools and parks this detached family home is not to be missed.

POPULAR LOCATION

BEAUTIFULLY PRESENTED THROUGHOUT

WELCOMING ENTRANCE HALL

KITCHEN/DINING/FAMILY ROOM

LOUNGE

CLOAKROOM / UTILITY

GARAGE / MULTIPLE OFF ROAD PARKING

ENCLOSED REAR GARDEN

FOUR FIRST FLOOR BEDROOMS (MASTER WITH EN-SUITE)

VIEWING ADVISED





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Entrance Hall	Stairs rising to first floor, doors to lounge, cloakroom and kitchen/dining/family room.
Lounge	15' 2" x 12' 7" (4.62m x 3.83m) Front aspect window.
Cloakroom	Equipped in a white two piece suite. Side aspect window.
Kitchen/Dining/Family Room	22' 7" x 10' 1" (6.88m x 3.07m) Equipped with modern wall and base units. Rear aspect window and double French doors to rear garden.
Utility Room	7' 10" x 5' 7" (2.39m x 1.70m) Equipped with modern wall and base units with inset sink. Space and plumbing for washing machine and tumble dryer. Doors to rear garden and integral garage.
First Floor Landing	Loft access. Doors to four bedrooms, family bathroom and cupboard.
Bedroom 1	11' 9" x 12' 2" (3.58m x 3.71m) with built-in wardrobes. Front aspect window. Door to;
En-Suite Shower Room	7' 2" x 5' 10" (2.18m x 1.78m) Equipped in a modern three piece suite with double shower cubicle.
Bedroom 2	12' 7" x 9' 2" (3.83m x 2.79m) with built-in wardrobes. Rear aspect window.
Bedroom 3	13' 3" x 10' 10" (4.04m x 3.30m) with built-in wardrobe. Rear aspect window.
Bedroom 4	11' 3" x 9' 3" (3.43m x 2.82m) into recess with built-in storage. Front aspect window.
Bathroom	8' 2" x 6' 7" (2.49m x 2.01m) Equipped in a modern white three piece suite with shower over bath. Rear aspect window.
Outside	To the front is an area of gravel and tarmac driveway providing off road parking in front of the integral garage. Fully enclosed rear garden with patio area adjoining the property and area of decking with timber shed.



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GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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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