



4 Nolana Court, Wilstock, Bridgwater TA5 2RT

£372,000

GIBBINS RICHARDS 
Making home moves happen

An immaculately presented modern four bedroom detached house located within the 'Wilstock' development. The property benefits from off road parking for multiple vehicles, UPVC double glazing throughout, gas central heating with impressive views to the first floor. The accommodation comprises in brief; entrance hallway, cloakroom, sitting room, kitchen/diner and separate utility. To the first floor are four bedrooms (master with en-suite shower room) and family bathroom. Externally the property benefits from multiple off road parking, single garage and fully enclosed landscaped rear garden with hot tub and shelter.

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

The property is located within easy access to Bridgwater's town centre. Bridgwater itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

MODERN FOUR BEDROOM DETACHED HOUSE
EASY ACCESS TO THE M5
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
OFF ROAD PARKING FOR MULTIPLE VEHICLES
SINGLE GARAGE
FULLY ENCLOSED REAR GARDEN WITH HOT TUB & SHELTER





Entrance Hall

Doors to WC, sitting room and kitchen. Understairs storage cupboard.

WC

5' 7" x 2' 7" (1.7m x 0.8m) Low level WC and wash hand basin.

Kitchen/Diner

22' 0" x 10' 6" (6.7m x 3.2m) French doors to rear garden. Dual aspect windows. Modern fitted kitchen with eye and low level units. Integrated electric oven and hob.

Utility

6' 11" x 4' 7" (2.1m x 1.4m) Side aspect door. Space and plumbing for washing machine.

Sitting Room

20' 0" x 11' 2" (6.1m x 3.4m) Dual aspect windows.

First Floor Landing

Doors to four bedrooms and family bathroom. Hatch to loft.

Bedroom 1

11' 10" x 10' 10" (3.6m x 3.3m) Rear aspect window. Built-in wardrobes.

En-Suite Shower Room

6' 11" x 4' 7" (2.1m x 1.4m) Side aspect obscure window. Equipped with a modern white suite comprising low level WC, wash hand basin and shower. Heated towel rail.

Bedroom 2

11' 2" x 9' 2" (3.4m x 2.8m) Side aspect window.

Bedroom 3

11' 6" x 6' 3" (3.5m x 1.9m) Side aspect window.

Bedroom 4

10' 6" x 9' 6" (3.2m x 2.9m) Front aspect window.

Bathroom

7' 7" x 6' 3" (2.3m x 1.9m) Front aspect obscure window. Equipped with a modern white suite comprising low level WC, wash hand basin, bath with overhead shower. Heated towel rail.

Outside

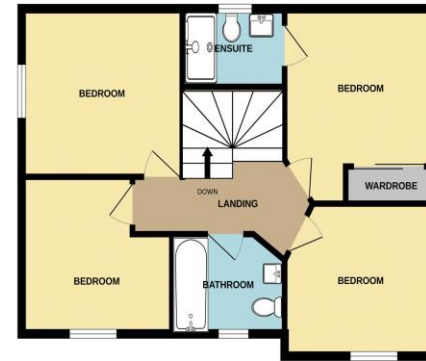
To the rear is a fully enclosed landscaped garden with gravel and lawn. Enclosed hot tub shelter and hot tub. Side access gate. Off road parking for multiple vehicles. SINGLE GARAGE with power and lighting. Additional space behind the garage.



GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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