



14 Grange Paddock

Mark, TA9 4RW

Price £450,000



# PROPERTY DESCRIPTION

A beautifully presented, modern, four bedroom detached, family home, situated in a cul de sac location on a small development in the highly sought-after village of Mark.

Entrance hall\* Cloakroom\* Lounge\* Formal dining room\* Contemporary, re-fitted kitchen/breakfast/family room with built in appliances\* Utility Room\* Four bedrooms (master with en suite shower room\* Re-fitted family shower room\* Ample parking\* Larger than average garage\* Enclosed, mature rear garden\* Oil fired central heating\* Double glazing\* Must be viewed internally to be fully appreciated

## Local Authority

Somerset Council Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Entrance storm canopy with double glazed entrance door with obscure glazed panels to the:

### Entrance Hall

Radiator, stairs rising to the first floor, built in double storage cupboard with hanging rail.

### Cloakroom

4'9" x 2'2" (1.45 x 0.68)

With a white suite comprising vanity wash hand basin with cupboard below and tiled splashback, low level w.c., radiator.

### Lounge

16'9" maximum x 10'5" (5.13 maximum x 3.20)

Double glazed box bay window overlooking the front, radiator, feature fireplace with electric log effect wood burner, television point.

### Dining Room

9'6" x 8'7" (2.91 x 2.64)

Radiator, double glazed sliding patio doors to the rear garden.

### Kitchen/Breakfast/Family Room

27'4" x 10'11" maximum (8.34 x 3.33 maximum)

Fitted with a modern comprehensive range of base cupboards and drawers and matching wall mounted cupboards, integrated dishwasher, built in induction hob with matching back panel and extractor hood over, eye level double oven, one and a quarter bowl sink unit with mixer tap, double glazed window overlooking the rear garden, breakfast bar with cupboard storage under, radiator and ceiling spotlights.

To the family area there is space for a sofa, radiator and double glazed window overlooking the front.

### Utility Room

5'4" x 4'2" (1.63 x 1.28)

Modern sink unit with mixer tap and contrasting worktops, space under for washing machine, base cupboards and wall mounted cupboards, tiled splashbacks, radiator, half glazed double glazed door to the rear garden.

### First Floor Landing

With access to roof space. Built in airing cupboard with hot water tank and slatted shelving.

### Master Bedroom

12'4" x 10'7" (3.78 x 3.23)

Radiator, double glazed window overlooking the front, large built in wardrobe with two folding sliding doors. Television point.

### En Suite Shower Room

5'6" x 4'8" (1.70 x 1.43)

Comprising white suite of corner shower cubicle with wall mounted shower and curved sliding shower doors, vanity wash hand basin with cupboard below, low level w.c. heated towel rail, radiator, obscured double glazed window.

### Bedroom 2

12'10" x 8'10" maximum (3.93 x 2.71 maximum)

Double glazed window overlooking the front, radiator.

### Bedroom 3

10'7" x 9'6" (3.23 x 2.90)

With double glazed window overlooking the rear garden, built in double wardrobe with folding sliding door.

### Bedroom 4

9'4" maximum x 8'8" maximum (2.86 maximum x 2.65 maximum)

L shaped room with radiator and double glazed window overlooking the rear garden.

### Shower Room

6'2" x 6'0" (1.89 x 1.85)

Corner rectangular shower cubicle with rain head shower and glazed screens, vanity wash hand basin with cupboards below, low level w.c. with concealed cistern, contrasting tiling, heated towel rail and obscure double glazed window.

### Outside

The front of the property is laid to hardstanding providing ample parking including caravan/boat etc (subject to there being no restrictions)

### Large Garage

22'5" x 9'4" (6.84 x 2.86)

Larger than average with metal up and over door, power, light and oil fired boiler. Eaves storage and double glazed French doors opening to the rear garden.

# PROPERTY DESCRIPTION

## Rear Garden

Laid to lawn with surrounding flower and shrub borders. Raised decking and attractive patio area with pergola. Outside lighting, outside tap.

Oil tank surrounded by fencing.

The rear garden enjoys a good degree of privacy and is surrounded by timber fencing and block walling.

## Description

This very well presented, detached family home is located close to the heart of the desirable village of Mark which lies within the Cheddar Valley School catchment area and offers a range of facilities including first school, local shop/post office, village hall, church and two public houses.

The property offers well planned accommodation arranged over two floors. The once integral garage has been incorporated into the property to provide a social, family space within the contemporary, re-fitted kitchen which has built in appliances including a double, eye level oven, induction hob, extractor fan and integrated dishwasher.

Also to the ground floor is a lounge to the front with box bay window, separate, formal dining room, cloakroom and utility room with door to rear garden.

To the first floor there are four good-size bedrooms, the master of which has an en suite shower room and the family shower room has been refitted with a corner shower cubicle and contrasting tiling to the walls.

Externally, there is ample parking to the front with space for a caravan/motorhome (subject to no restrictions). The current Vendors have added a larger than average garage to the side of the property with up and over door to the front and useful double glazed French doors that open into the rear garden.

The gardens to the rear enjoy a degree of privacy, are well enclosed and comprise an area of lawn with surrounding flower/shrub borders, modern patio providing an outdoor seating area covered by a modern pergola. There is an area of raised decking and gravelled storage space to the side.

An early inspection to view is thoroughly recommended

## Directions

From the M5 motorway junction (22) at Edithmead, take the third exit onto the A38 signposted Bristol Airport. At the junction by the Fox and Goose pub on the right, turn right into Harp Road. Continue along Harp Road until reaching the T junction with The Causeway. Turn left onto the Causeway and proceed through the village passing the White Horse pub on the left hand side.

Turn right beside the church into Littlemoor Road, follow the road around to the right where Grange Paddock can be found on the right hand side. Number 14 is located a short distance into the cul de sac on the left hand side.

## Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Oil central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

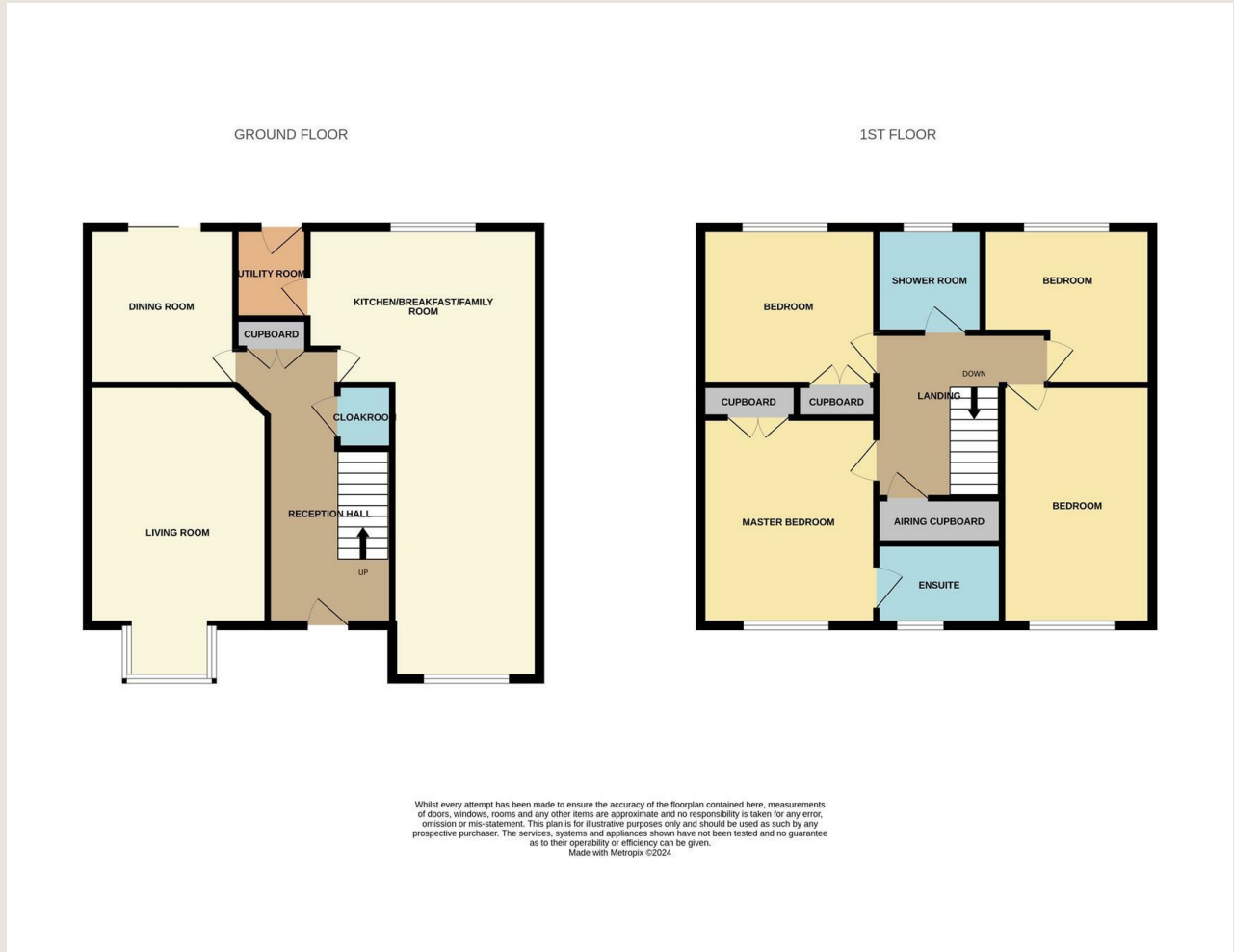
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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