



3 Blackthorn Close, Biddisham, Somerset, BS26 2RN



DAVID PLAISTER

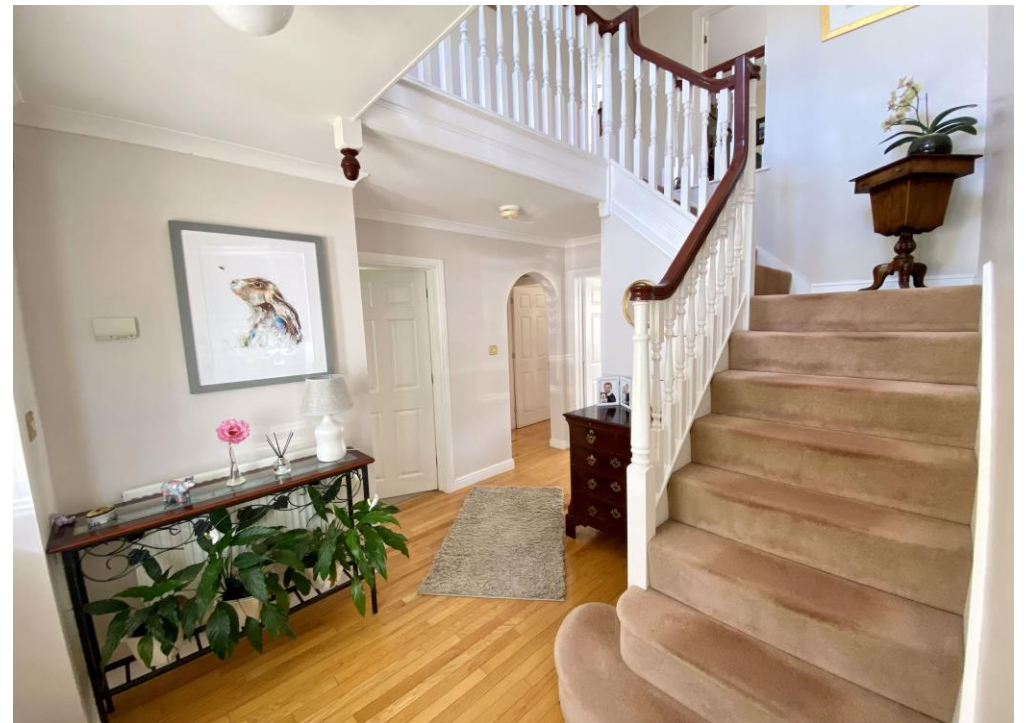
PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

3 Blackthorn Close, Biddisham, Somerset, BS26 2RN

£550,000

Introducing this stunning four / five bedroom executive home, a real gem nestled in an exclusive Cul-de-Sac setting of twelve similar residences. Boasting a detached, freehold status, this residence exudes comfort and sophistication. The property offers tremendous space and versatility, with a generously proportioned layout designed to accommodate the needs of modern living. The property briefly comprises a dining room, living room, ground floor shower room, home office / snug, conservatory and a kitchen / breakfast room on the ground floor offering ample room options for the growing family and work from home space. Situated on the first floor are four good sized bedrooms with three en-suites, one being a 'Jack & Jill' style en-suite to the third and fourth bedrooms. One of the many standout features of this fabulous property is the impressive and expansive rear garden, a superb retreat for outdoor enthusiasts. Whether you enjoy gardening, entertaining, or simply relaxing in the fresh air, this space will cater to your every need. The front garden is mainly laid to lawn and tarmac with mature trees, hedging and shrubs providing structure and indeed privacy. A gate leads into the rear garden which has been beautifully landscaped by the present vendors and includes a patio, water tap, garden shed, greenhouse, concealed oil tank, pergola, shaped lawn with numerous mature trees, shrubs and hedging, decking and arbour, vegetable patch. In addition to the superb outdoor area, the property also includes a double garage and ample off-street parking. This provides both convenience and peace of mind, that you and your guests have plenty of space to park. Biddisham is a charming rural area situated in Somerset. This picturesque village offers a peaceful escape from the hustle and bustle of city life. With its quaint cottages, the village is most desirable, with a welcoming atmosphere and a range of local amenities close to hand in the nearby villages. Whether you're seeking a peaceful retreat or a place to immerse yourself in nature, Biddisham is an idyllic destination to explore.

- A super four / five bedroom, three en-suite executive, detached, freehold residence
- Set in an exclusive Cul-de-Sac of twelve similar properties
- Impressive and most spacious rear garden which will suit most outdoor interests
- Double garage with ample off-street parking
- Relax and enjoy the gardens from this exceptional property
- Situated in the delightful village of Biddisham surrounded by beautiful Somerset countryside
- EPC rating D58, council tax band G





Accommodation

Entrance Hallway

Composite front entrance door to super hallway with hardwood flooring, doors to rooms, stair flight rising to first floor, radiator, under stairs storage.

Dining Room 12' 6" x 10' 3" (3.82m x 3.13m)

Coved ceiling, triple UPVC double glazed windows, hardwood flooring to match hallway, radiator, connecting door to kitchen.

Living Room 18' 1" x 13' 3" (5.52m x 4.05m)

A fantastic, spacious room with open grate fireplace and feature surround, dual aspect UPVC double glazed windows, coved ceiling with twin ceiling lights, radiator.

Ground Floor Shower Room 6' 9" x 5' 5" (2.06m x 1.65m) Narrowing to 4' 0" (1.22m)

Shower enclosure with mains fed shower and glass door over, wash hand basin sat in cupboard unit with mirror and shaver point over, low level W/C, radiator, UPVC double glazed window, hardwood flooring, extraction fan, ceiling spotlight cluster.

Home Office / Snug 11' 3" x 8' 10" (3.43m x 2.69m)

A great additional room with hardwood flooring, UPVC double glazed window, double doors leading to conservatory (this room may suit a variety of uses).

Conservatory 15' 7" x 8' 8" (4.75m x 2.65m)

UPVC double glazed windows sat on dwarf walls, single door to a truly stunning south-east (approximate) facing garden, tiled flooring, lights and power, all under a pitched roof with translucent polycarbonate panels, door to kitchen.

Kitchen / Breakfast Room 20' 6" x 11' 4" (6.25m x 3.46m)

A real hub of the home with connecting door to dining room, conservatory, hallway and garden, extensive range of wall and base units with granite work surfaces and upstands over, one and a half bowl sink with swan neck mixer tap and UPVC window over, huge cooking island to match kitchen with integrated fridge and ample storage cupboards under, integrated dish washer and washing machine, second fridge, high level microwave and oven with warming drawer under, tiled flooring, radiator, inset ceramic hob with extraction hood over, inset ceiling spotlights, cupboard housing oil fired boiler.

Stair flight rising to first floor from hallway.

First Floor Landing

Wow... A lovely galleried landing, UPVC window, access to roof space, radiator, doors to rooms, cupboard housing hot water storage tank and controls.

Bedroom One 12' 6" x 11' 3" (3.80m x 3.43m) To Cupboard Fronts

Extensive range of fitted furniture, deep sill bay with UPVC double glazed window over, radiator, coved ceiling, door to en-suite.



En-suite 9' 0" x 7' 5" (2.74m x 2.25m)

Dual wash hand basin set in cupboard unit with large mirror over, low level W/C, panel bath with mixer tap over, shower enclosure with mains fed shower and glass door over, extraction fan, inset ceiling spotlights, UPVC double glazed window, radiator.

Bedroom Two 16' 1" x 8' 6" (4.89m x 2.58m) To cupboard fronts

A range of fitted furniture, UPVC double glazed window, radiator, coved ceiling with inset spotlights, wash hand basin with mirror over, door to 'Jack & Jill' en-suite.

'Jack & Jill' En-suite

Panel bath with mains fed shower and glass screen over, low level W/C, radiator, UPVC double glazed window, spotlight cluster, extraction fan, connecting door to bedroom four.

Bedroom Four 11' 5" x 8' 4" (3.48m x 2.55m)

A lovely room overlooking the rear garden via a UPVC double glazed window, wash hand basin with mirror over, radiator, coved ceiling, doors to hallway and 'Jack & Jill' en-suite.

Bedroom Three 11' 3" x 11' 3" (3.44m x 3.42m)

Again a great size room with aspect overlooking the rear garden, coved ceiling, UPVC double glazed window, radiator, door to en-suite.

Outside

The front garden is mainly laid to lawn and tarmac with mature trees, hedging and shrubs providing structure and indeed privacy, driveway leading to double garages providing extensive off-street parking. A gate leads into the rear garden which has been beautifully landscaped by the present vendors and includes a patio, water tap, garden shed, greenhouse, concealed oil tank, pergola, shaped lawn with numerous mature trees, shrubs and hedging, decking and arbour, vegetable patch.

Garage

Power and light, twin up and over doors, side pedestrian door, fixed roof for storage.

Tenure

Freehold.

Services

Mains electricity and water, oil tank in garden.

Please Note

The properties are managed by Grounded Estate Management on behalf of The Grange (Biddisham) Management Company Limited who are also responsible for the external common areas. The areas included in this management are the access routes, road, foul pump and grass areas. There is a communal foul pump present on the development which is also supervised by the management company and serviced / maintained as required to ensure it remains in good working order. The management fees for each property monthly for 2023 are £83.83. Further documentation available on request.









GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 1901 sq.ft. (176.6 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.
Made with Metropix ©2022

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID
PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk