



20 Northbrook Drive | Shapwick | TA7 9LW

FREEHOLD

£285,000

PROPERTY SUMMARY



Nestled in the charming village of Shapwick, this excellently presented three-bedroom house on Northbrook Drive offers a delightful blend of comfort and style. The property boasts a kitchen/diner, living room, utility room, downstairs WC, three bedrooms and a shower room.

One of the standout features of this home is the private rear garden, a tranquil space ideal for enjoying the outdoors, whether it be for gardening, or simply unwinding after a long day. With its attractive presentation and practical amenities, this house is a wonderful opportunity for those seeking a family home in a picturesque setting. Don't miss the chance to make this lovely property your own.

Entrance Hall

Stairs to first floor. Doors leading to living room and kitchen/diner.

Living Room

15'4 x 13'4 (4.67m x 4.06m)

Feature fireplace. Radiator. Solid wood flooring. UPVC double glazed window to front.

Dining Area

10'7 x 9'2 (3.23m x 2.79m)

Radiator. Space for dining furniture. Under stairs cupboard. UPVC double glazed window. Door leading to rear hallway. Throughway into kitchen.

Rear Hallway

Radiator. Door leading to rear garden. Doors leading to utility room and downstairs WC.

Utility Room

7'9 x 5'10 (2.36m x 1.78m)

Base cupboard with a laminate work surface over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. UPVC double glazed obscure window to rear.

Downstairs WC

Low level WC and wash hand basin.

Kitchen

10'9 x 9'3 (3.28m x 2.82m)

A range of wall, drawer and base units with work surfaces over. Integrated rangemaster oven with hood over. Integrated fridge and freezer. Inset sink with drainer and mixer tap over. Tiling to splash prone areas. Two UPVC double glazed windows.



Kitchen/Diner

Living Room

Utility Room

Downstairs WC

Three Bedrooms

Shower Room

Separate WC

Rear Garden

Off Road Parking

Village Location



INTERESTED IN THIS PROPERTY

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Landing

Doors leading to bedrooms one, two and three. Doors leading to shower room and WC. Storage cupboard.

Bedroom One

13'8 x 9'3 (4.17m x 2.82m)

Radiator. UPVC double glazed window to rear.

Bedroom Two

10'6 x 10'8 (3.20m x 3.25m)

Radiator. UPVC double glazed window to front.

Bedroom Three

9'1 x 8'11 (2.77m x 2.72m)

Radiator. UPVC double glazed window to side.

Shower Room

Walk in shower. Sink with storage under. Tiling to splash prone areas. Heated towel rail. Extractor fan. UPVC double glazed obscure window to rear.

WC

Radiator. Low level WC. UPVC double glazed obscure window.

Rear Garden

Garden laid to lawn enclosed with wooden fencing. Decking area. Garden shed. Raised borders with a range of attractive plants and flowers. Side access.

Front Of Property

A driveway providing off road parking for three vehicles. Gate providing access to the side of the property and rear garden.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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