



1 Northfield, Bridgwater TA6 7EZ

£420,000

GIBBINS RICHARDS 
Making home moves happen

A superb four bedroom period semi-detached property packed with original features and period charm, combined with extensive, flexible living space make this a most attractive home. Situated in a prestigious location within level walking distance of the town, this property will especially appeal to those with growing families or perhaps those looking for accommodation suitable for working from home or to accommodate a dependent relative. A double garage with electric door is situated to the rear. The property is offered for sale with NO ONWARD CHAIN and a viewing of this stunning home is highly recommended. Energy Rating: E-51

THE PROPERTY

Rarely do properties like this come to the market - and the standard and quality of accommodation has to be seen to be appreciated. Our vendors have lovingly upgraded the property which now includes stripped wooden floors to several rooms, stripped doors and frames, ceiling roses, marble fireplaces to the principle reception rooms, period style modern central heating radiators, period style bathrooms/fittings, and superb kitchen breakfast room. The accommodation which is arranged over two floors comprises; door to entrance porch with stained glass and timber door to main hallway, cloakroom, lounge, dining room, kitchen/breakfast room, third reception room, snug. Upstairs the split landing is light and airy and contains a large airing cupboard. There are four excellent bedrooms, one with ensuite shower room, and two with walk-in wardrobes, a generous family bathroom plus an additional separate toilet. The majority of the property is UPVC double glazed and the gas central heating boiler was replaced two years ago. The property benefits from a fully enclosed rear garden which gives access to the utility room as well as to the workshop and store at the rear. The roof of the double garage was replaced three years ago and has the remainder of a 10 year guarantee.

SUPERB FOUR BEDROOM PERIOD HOME
PRESTIGIOUS WEST SIDE LOCATION
MULTIPLE RECEPTION ROOMS PROVIDING FLEXIBLE LIVING SPACE
DOUBLE GARAGE
HIGH QUALITY SPECIFICATION KITCHEN & BATHROOMS
GAS CENTRAL HEATING (BOILER 2 YEARS OLD)
MAJORITY UPVC DOUBLE GLAZED
NO ONWARD CHAIN
VIEWING HIGHLY RECOMMENDED



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Entrance Porch	With stained glass and timber door to;
Entrance Hallway	With glazed extension to side flooding the hallway with natural light. Stairs rising to first floor, understairs storage cupboard, and door to boiler room.
Ground Floor Cloakroom	Refurbished with period style suite.
Lounge	19' (5.79m) (including bay window) x 12' 6" (3.81m) with beautiful marble fireplace housing gas coal effect fire.
Dining Room	14' 9" x 13' 2" (4.49m x 4.01m) with marble fireplace and open fire, wide open arch to:
Kitchen/Breakfast Room	16' 4" x 11' 4" (4.97m x 3.45m) superbly equipped with a range of quality cream gloss units with solid wood worktops. Integrated fridge/freezer, two ovens, microwave and five ring gas hob, dishwasher. Island unit breakfast bar with storage under and granite sink. French doors to rear garden and Velux roof windows.
Third Reception Room	17' 4" x 10' 5" (5.28m x 3.17m) door to;
Study/Snug	10' 5" x 10' 3" (3.17m x 3.12m) with door to rear garden.
First Floor Landing	With airing cupboard.
Toilet	With toilet and wash basin.
Bedroom 1	11' 7" x 10' 10" (3.53m x 3.30m) with door to;
En-Suite Shower Room	Comprising shower cubicle, wash basin and toilet.
Bedroom 2	15' 4" x 13' 2" (4.67m x 4.01m) with door to walk-in wardrobe.
Bedroom 3	14' 6" x 10' 9" (4.42m x 3.27m) with door to walk-in wardrobe.
Bedroom 4	10' 1" x 8' 4" (3.07m x 2.54m)
Family Bathroom	13' 3" x 6' 9" (4.04m x 2.06m) re-fitted to a high standard with period style suite comprising bath, double shower cubicle, wash basin and toilet.
Outside	The rear garden is fully enclosed and hard landscaped for ears of maintenance with numerous flower beds. A gate to the side provides pedestrian access.
Utility Room	9' 3" x 6' 9" (2.82m x 2.06m) with a range of modern fitted cupboards, sink and space and plumbing for machine and additional appliances as required.
Double Garage	With electric door, power and light. The roof of the garage was replaced three years and has approximately seven years remaining of the original 10 year guarantee.
Workshop	With power and lighting.



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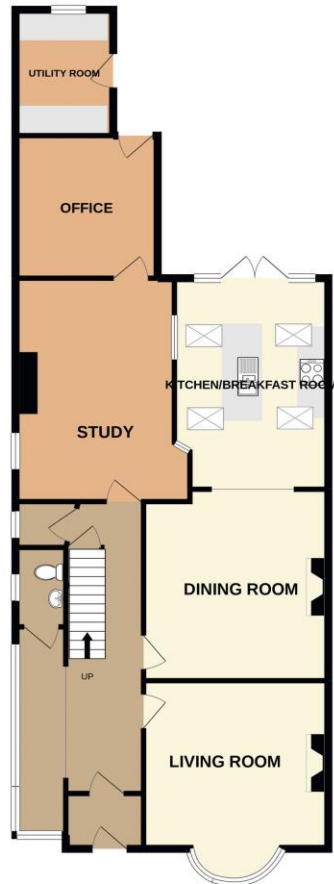


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GROUND FLOOR
1135 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 2016 sq.ft. (187.2 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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