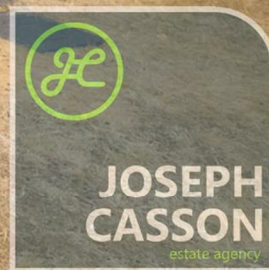


Ferguson Close
Nether Stowey
Bridgwater
TA5 1JT







£425,000

- Superior Detached Property
- Constructed in 2005 by Westbury Homes (now Charles Church)
 - Four Double Bedrooms (Three with Fitted Wardrobes)
 - Two Bathrooms
 - Two Separate Reception Rooms
- Modern Open-Plan Kitchen/Dining Room with Quartzite worktops
 - Utility Room & Ground Floor Cloakroom
 - Double Glazed & Gas Central Heating
- Double Garage (one side is partially converted – see Floorplan) & Driveway
- Wethertex Coated Exterior Render

An exceptionally spacious four-bedroom, two-bathroom executive detached home situated within the sought-after Hartley Meadow development on the outskirts of the historic village of Nether Stowey. The property further benefits from the recent installation of a 4.45kW photovoltaic (PV) solar panel system with battery storage, enhancing its energy efficiency and reducing running costs.

Constructed in 2005, this superior family home enjoys a convenient position within easy reach of a range of local amenities, whilst also being close to the stunning Quantock Hills, an Area of Outstanding Natural Beauty, offering excellent opportunities for walking, cycling, and outdoor recreation.

ACCOMMODATION

Constructed by Westbury Homes, now Charles Church, this impressive executive residence offers spacious and well-proportioned accommodation throughout. The ground floor briefly comprises a welcoming entrance hallway, cloakroom, generous lounge, separate study, open-plan kitchen/breakfast room, and utility room.

To the first floor, a spacious landing with an attractive turning staircase provides access to four double bedrooms, a family bathroom, and an en-suite shower room serving the principal bedroom. The three largest bedrooms all benefit from built-in wardrobes, providing ample storage.

Externally, the property enjoys a fully enclosed rear garden, which is low maintenance, creating an ideal space for families and outdoor entertaining. To the front, a double-width driveway provides off-road parking and gives access to the double garage. One side of the garage has been partially converted to create a useful utility area, whilst the remaining garage space is accessed via two up-and-over doors, one of which is electrically operated.

LOCATION

Located on the Northern outskirts of Nether Stowey. Hartley Meadow offers the ideal balance between modern convenience and country living. The historic village of Nether Stowey has many facilities including a library, restaurant, butchers, three public houses and Quantock Medical Centre.

The Quantock Hills offer a wide range woodland and moorland walks. Slightly further away, the bustling market town of Bridgwater offers a wider range of amenities and has excellent transport links to the M5 motorway and mainline rail link.

ADDITIONAL INFORMATION

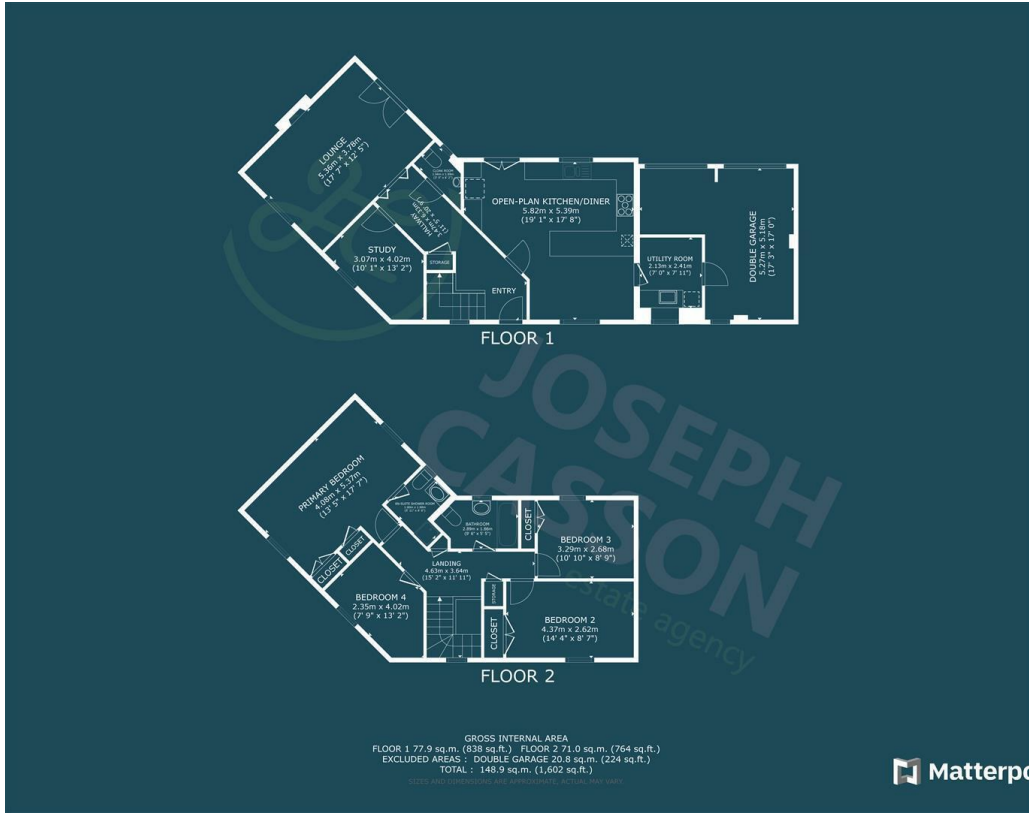
Tenure: Freehold

Estate/Management Charge: None

EPC Rating: C

Council Tax Band: E





UTILITIES

Water Supply: Mains

Sewerage: Mains

Electricity Supply: PV solar panels with two Fox ESS 2.88kWh batteries

Gas Supply: Mains

Central Heating: Mains - Gas

FLOODING

No Flooding in the last 5 years. Flood Information: flood-map-for-planning.service.gov.uk/location

BROADBAND & MOBILE COVERAGE

For an indication of specific speeds and supply or coverage in the area, we recommend that potential buyers use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

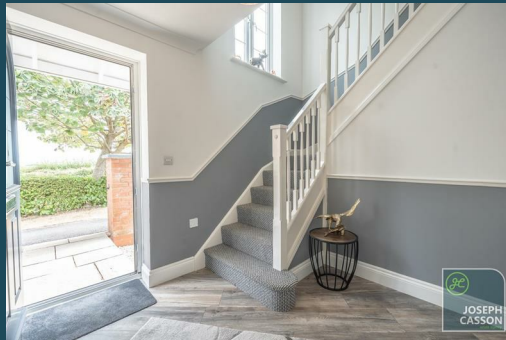
Council Tax Band

E

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		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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