



# Silvertrees, Martlet Road, Minehead

*Situated on the slopes of the sought after North Hill area of Minehead enjoying fantastic views across the Bristol Channel is this individually designed four bedroom detached bungalow which was built in the late c.1970's. The property sits within c.0.50 acre of beautiful gardens.*



## Double Wooden Front Door

Leading to

## Entrance Hall

Double glazed windows to front, wall light point, built in cupboards, radiator, doors to

## Study/Cloaks

8'5" x 4'10"

Double glazed window to side, telephone point, fitted carpet, door to

## WC

Double glazed window to side, low level WC, vanity wash hand basin with cupboard under, part tiled surrounds, tiled flooring, radiator.



## Lounge/Dining Room

32'3" max x 19'3" max

Dining Area

Double glazed window to rear, double glazed sliding patio door to the rear, fitted carpet, radiator, coving, archway to

Lounge Area

Double glazed window to rear enjoying fantastic far reaching views across the Bristol Channel, fitted carpet, wall light points, radiator, double glazed door leading to the Veranda, coving, fireplace with inset gas fire, two storage cupboards, TV point.

## Kitchen

15'6" x 7'9"

Double glazed window to rear, a range of fitted white base and wall units with worktop surfaces, inset one and one half bowl stainless steel sink unit, tiled splashbacks, integrated double oven, five ring gas hob with stainless steel cooker hood over, space and plumbing for dishwasher, space for under counter fridge, wall mounted gas fired boiler in matching cupboard, radiator, tiled flooring, serving hatch to dining room, inset ceiling spotlights, door to

## Breakfast Room

12'1" x 9'11"

Double glazed windows to sides, a range of fitted base and wall units, worktop surfaces, space and plumbing for washing machine, space for tumble dryer, tiled flooring and splashbacks, radiator, inset ceiling spotlights, door to

## Side Entrance Lobby

Double glazed door to side, tiled flooring, fitted shelving, cloaks hanging space, light and power, door to

## Integral Double Garage

16'11" x 15'4"

Double glazed window to side, electric roller door, light and power, overhead storage.

## Inner Hall

Double glazed windows to front, fitted carpet, two radiators, wall light points, access to roof space, built in airing cupboard, doors to

## Bedroom One

12'11" x 11'11"

Double glazed sliding door leading to the Veranda, fitted carpet, wall light points, full wall length wardrobes, radiator, door to

## Ensuite Shower Room

Double glazed window to rear, a fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, tiled surrounds and flooring, extractor fan unit.

## Bedroom Two

13' x 11'11"

Double glazed sliding patio door leading to the Veranda, built in wardrobe, full wall length wardrobes, coving, radiator, fitted carpet, wall light point.





### **Bedroom Three**

15'8" x 10'11"

Double glazed window to side and rear, radiator, fitted carpet.

### **Bedroom Four**

9'9" x 8'10"

Double glazed window to side, wall light point, fitted carpet, radiator.

### **Bathroom**

Double glazed window to side, a fitted suite comprising panelled bath with electric shower unit over, fitted bi-folding shower screen, heated towel rail, vanity wash hand basin with cupboard under, low level WC, tiled flooring and surrounds, inset ceiling spotlights.

### **Outside**

The property is approached via double gates leading onto a blocked paved driveway with stone walled boundary to the front. From the driveway access to the garage and front door can be found. To the rear is a beautiful landscaped large garden with a veranda 36' x 6'2" immediately off the rear of the property with glass balustrades making an ideal area for alfresco dining whilst



enjoying fantastic views towards the Bristol Channel.

Steps then down to a wonderful exotic garden comprising of array of plants and trees from Japan, Mexico, Mediterranean and Europe which the vendor has planted over the years. A paved patio immediately in front of the Garden Room providing a further area for alfresco dining. There is a raised Koi fish pond, timber summerhouse, laid to lawn area with garden shed and greenhouse, pedestrian timber gate leads to Northfield Road, pathway and steps then lead to a further section of garden.

### **Garden Room**

14' x 5'

Double glazed sliding patio doors, power, paved flooring.



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welcome to

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**£730,000**

- Slopes of North Hill - Fantastic Views
- Individually Designed Detached Bungalow
- Three Reception Rooms - Four Bedrooms
- Gas Central Heating - Ensuite & Family Bathroom

EPC Rating: Exempt  
Council Tax Band: F  
Tenure: Freehold



To find out more information or to arrange a viewing call

**01643 702281**

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