



Ferguson Close

Nether Stowey, Bridgwater

£425,000

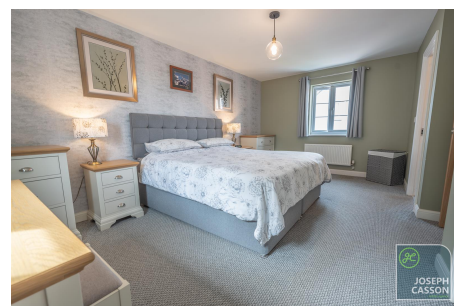
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Bridgwater
Telephone: 01278 258005
Email: office@josephcasson.co.uk
 1 Friar Lawn, Bridgwater, Somerset, TA6
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Taunton
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 Collar Factory, St Augustine Street, Taunton,
 Somerset, TA1 1QN



Gallery



Property Description

Location: Nether Stowey, Bridgwater

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

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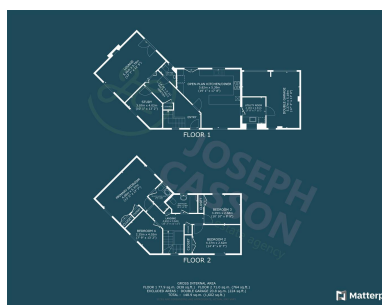
Collar Factory, St Augustine Street, Taunton,

Somerset, TA1 1QN

Additional Info

For Sale	Beds: 4	Baths: 2
Type: House	Floor Area : 1572 sqft	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 Quartzize 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
Open-Plan Kitchens		

FloorPlans



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