



# Greenacres

Puriton, Bridgwater

# £375,000

Ref: 33467106

**Bridgwater**  
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1 Friar Lawn, Bridgwater, Somerset, TA6 3LL

**Taunton**  
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2 The Crescent, Taunton, Somerset, TA1 4EA



**JOSEPH  
CASSON**  
estate agency

# Gallery



# Property Description

**Location:** Puriton, Bridgwater

Discover this exquisite executive detached home, perfect for contemporary family life.

Nestled in the picturesque village of Puriton, it features a landscaped garden, garage, driveway, and views of attractive green space with an attenuation pond.

Built by Taylor Wimpey in 2019, it comes with an NHBC guarantee for added peace of mind.

**ACCOMMODATION** - This superb property benefits from gas central heating and double glazing, and briefly comprises: an entrance hallway, lounge, open-plan kitchen/dining room, utility room, and cloakroom to the ground floor. Arranged on the first floor and accessed from the spacious landing are four generously sized bedrooms, the primary bedroom also benefitting from an en-suite shower room. Outside, there is a landscaped rear garden with areas of patio and lawn. To the side is the driveway with parking for three vehicles, and a garage.

Annual charge for the development: £449.

## GROUND FLOOR

### Entrance Hallway

### Cloakroom

### Lounge

6.00 x 3.46 (19'8" x 11'4")

### Kitchen/Diner

6.00 x 3.57 (19'8" x 11'8")

### Utility Room

## FIRST FLOOR

### Landing

### Primary Bedroom

3.49 x 3.40 (11'5" x 11'1")

### En-Suite Shower Room

### Bedroom 2

3.57 x 2.98 (11'8" x 9'9")

### Bedroom 3

3.05 x 2.92 (10'0" x 9'6")

### Bedroom 4

3.07 x 2.55 (10'0" x 8'4")

**Bathroom**

**EXTERIOR**

**Driveway**

**Garage**

**Rear Garden**

**LOCATION** - Puriton is situated approximately 3 miles north of the market town of Bridgwater. Junction 23 of M5 motorway is within a mile as is the A39. Puriton offers a wide range of local amenities including: a traditional Blue Lias stone parish church, primary school, local inn, sports centre, post office/village shop, butchers and hairdressers. Nearby is the Gravity Park a Smart Campus which is currently under construction.

Bridgwater offers a full range of facilities including retail, educational and, leisure amenities. Bridgwater bus station offers a regular bus service to Taunton together with a daily service to London Hammersmith. There are mainline links via Bridgwater Railway station.

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# Additional Info

For Sale	Beds: 4	Baths: 2
Type: House	Floor Area : 1216 sqft	Modern Detached Family Home
Constructed in 2019 by Taylor Wimpey	Four Bedrooms	Two Bathrooms
Lounge	Open-Plan Kitchen/Dining Room	Utility Room & Cloakroom
Landscaped Rear Garden	Garage & Driveway	EPC Rating: B
Open-Plan Kitchens	Beautiful Gardens	

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**Taunton**

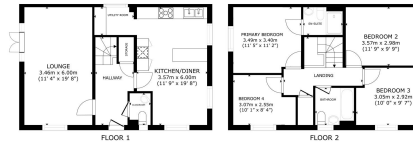
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# FloorPlans



PLEASE NOTE: THESE FLOOR PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE USED AS A BASIS FOR ANY CONTRACTUAL OBLIGATION.

Matterport