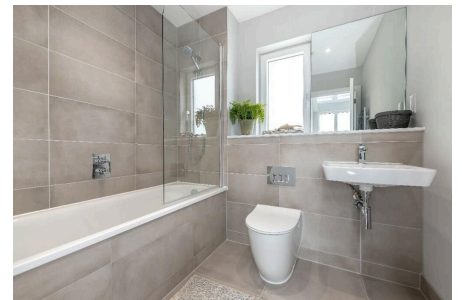
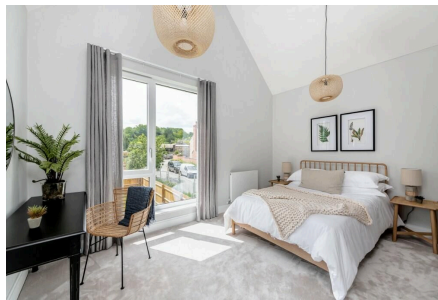


## Cross Farm, Plot 6, The Polden, Wedmore

£795,000

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Plot 6 is a beautiful 4 double-bedroom detached house.

The large open-plan kitchen/living/dining area hosts two large sliding doors that lead out onto the south-facing garden, the space lends itself perfectly to a homely family feel with a great social space for entertaining. Featuring a large German-designed shaker-style kitchen with Caesarstone worktops, integrated appliances and ample storage, there is also a large island/breakfast bar which faces the large social dining/living area.

There is a separate utility room off the kitchen which has a sink, outside access and space for a washing machine and tumble drier.



# debbie fortune

ESTATE AGENTS

There is also a single garage and an additional parking space with an EV charging point.

These homes include sustainable features such as solar PV panels to generate electricity from the sun as well as high-performance windows to minimise heat loss.



## Key Features

- Located in the picturesque village of Wedmore
- En-suite to two bedrooms
- Solar PV panels
- Utility room
- 10 year warranty
- 4 double bedrooms
- Garage and off-street car parking spaces with EV charging point
- Open-plan living with sliding doors leading to south-facing garden
- Short walking distance from local amenities
- Part of an exclusive development of just 9 homes

## The Polden

4 BEDROOM DETACHED

143.4 SQM (1543 SQFT)

PLOT: 6



### GROUND FLOOR

KITCHEN/DINING/LIVING 7.8M X 7.1M (25'7" X 23'4")

BEDROOM 4 3.8M X 3.1M (12'6" X 10'2")



### FIRST FLOOR

BEDROOM 1 4.2M X 3.7M (13'9" X 12'2")

BEDROOM 2 4.8M X 3.5M (15'9" X 11'6")

BEDROOM 3 4.1M X 4.1M (13'5" X 13'5")



HO USE TYPE D

A Air Source Heat Pump Infrastructure ASHP Air Source Heat Pump RL Rooflight WM Space and plumbing for washing machine TD Space for tumble dryer BS Bin store ↔ Sloping ceiling 21

