



**FOR SALE**



**Full video walk - through**

Stoke-Sub-Hamdon, TA14 6QJ

**£325,000**



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Four bedroom detached family home situated at the head of a quiet cul-de-sac in this popular village. The accommodation comprises living room, separate dining room, conservatory, modern fitted kitchen, utility room/study and useful cloakroom. Upstairs are four bedrooms, en-suite to master and the family bathroom. Outside is ample parking and a low maintenance garden.

£325,000



## LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdresser, chemist, veterinary surgery, doctors, dentist, public houses, social club, garage and bus services as well as primary and secondary schools. The local beauty spot of Ham Hill stands on the fringe of the village offering commanding views over the surrounding countryside. Yeovil lies approximately 6 miles to the East, Ilminster approximately 10 miles to the West. Excellent road access via the A303.

### Entrance Porch

Canopy porch.

### Entrance Hall

Double glazed door to front, stairs to the first floor and radiator.

### Cloakroom

Side aspect double glazed window, tiled flooring, vanity wash hand basin and close coupled WC.

### Living Room - 15' 10" x 10' 10" (4.82m x 3.30m)

Front aspect double glazed window, feature fireplace with living flame style gas fire, TV point, radiator and archway to:

### Dining Room - 10' 8" x 8' 0" (3.25m x 2.44m)

Rear aspect double glazed french doors opening into conservatory and radiator.

### Conservatory

Multi aspect double glazed conservatory with a brick base, tiled flooring with under floor heating and thermostatically controlled vents and double glazed french doors to rear garden.

### Kitchen

Fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink unit, tiled splash backs, gas hob with cooker hood over, fitted double electric oven, TV point, integrated dishwasher and integrated fridge.

### Utility Room/Study

Front and side aspect double glazed windows, tiled flooring, a range of wall and base units with worktop over and single bowl sink.

### Landing

Airing cupboard, loft access and door to:

### Bedroom One - 11' 3" x 11' 0" (3.43m x 3.35m)

Front aspect double glazed window, radiator, telephone point and door to en-suite.

### En-suite

Side aspect double glazed window, full height tiling, corner shower cubicle, pedestal wash hand basin, close coupled WC, extractor fan, heated towel rail, inset spotlights and shaver point.

### Bedroom Two - 11' 1" x 8' 0" (3.38m x 2.44m)

Rear aspect double glazed window, range of built in wardrobes and radiator.

### Bedroom Three - 10' 6" x 9' 3" (3.20m x 2.82m)

Front aspect double glazed window, built in wardrobe and radiator.

### Bedroom Four - 11' 0" x 7' 5" (3.35m x 2.26m)

Rear aspect double glazed window and radiator.





### Bathroom

Side aspect double glazed window, full height tiling, spa bath with a mixer shower over, vanity wash hand basin, close coupled WC, heated towel rail and inset spotlights.

### Parking

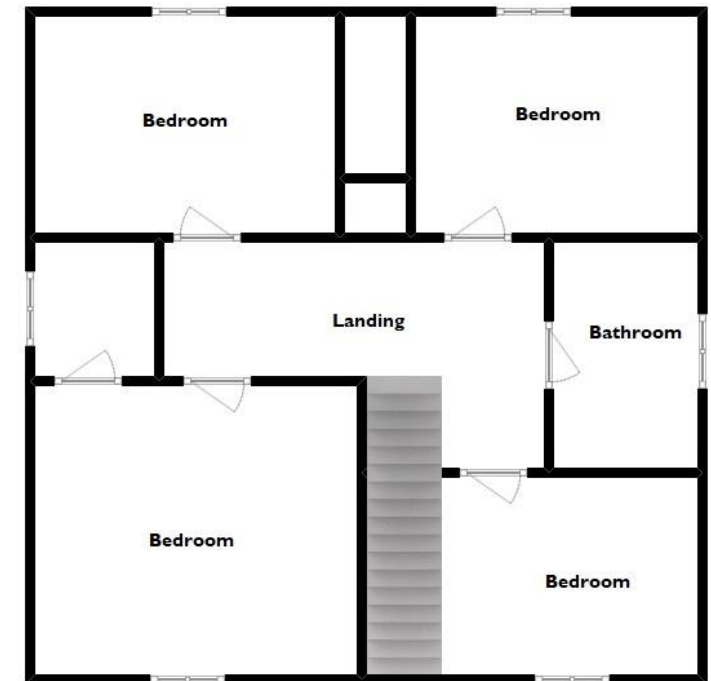
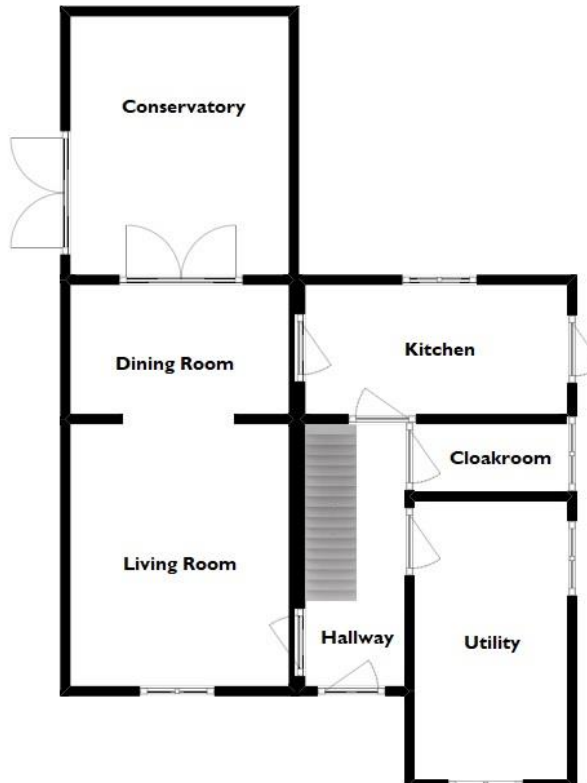
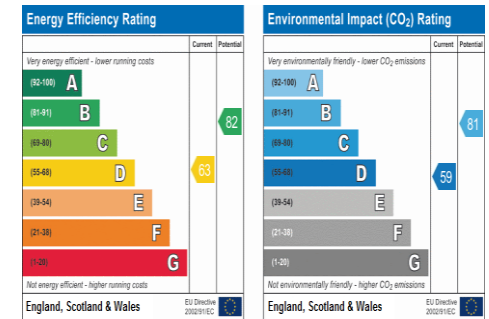
Off road parking to the front and side of the property.

### Rear Garden

Patio area with raised borders. Access along the side of the property enclosed by lap larch fencing.

### AGENTS NOTE

Orchards Estates 24/7 Estate and Letting agents - We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.



### Directions

From the A303 take the exit for Stoke sub Hamdon. At the first junction turn right onto North Street. Follow this road for a short distance and then turn right onto Walscombe Close, the property is situated at the top of the road on the right hand side.



01460 477977 or 01935 277977



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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