

An immaculately presented four bedroom detached semi-rural family home located in the Somerset village of Burtle with spacious, well planned accommodation comprising; entrance hall, cloakroom, living room, dining room kitchen, master bedroom with en-suite, three further bedrooms and family bathroom. To the front there is an extensive driveway providing ample off street parking and a double garage. The approximately south facing rear garden offers many different dimensions, mainly laid to patio, lawn and gravel this enclosed garden is intriguing with open country side beyond. Burtle is situated in the heart of the vale of Avalon which is a unique conservation area, rich in wildlife and stunning landscapes. EPC rating E54, Council Tax Band F.



- A super semi-rural four bedroom detached family home
- Spacious and well planned accommodation throughout
- Set in well landscaped gardens
- Level location
- Double garage and ample off street parking
- EPC rating E54, Council Tax Band F

ACCOMMODATION

Hallway

Doors to principal ground floor rooms, coved ceiling, dado rail, radiator, under stairs walk in cupboard.

Stair flight to first floor.

Living Room 25' 6" x 12' 11" (7.78m x 3.94m) (into recess)

A super light and bright room with ceiling coving and twin ceiling lights. UPVC double glazed window to front and UPVC double glazed doors to rear garden, inglenook type fire place with stone surround and mantle, wood burner sat on granite hearth.

Study/Bedroom Five 11' 8" x 10' 7" (3.56m x 3.23m)

Coved ceiling, UPVC double glazed window to front of property, radiator, laminate 'wood effect' flooring.

Cloakroom 3' 2" x 2' 11" (0.97m x 0.89m)

Low level W/C, wash hand basin, radiator, coved ceiling, vinyl flooring, UPVC double glazed window.

Dining Room 15' 1" x 11' 1" (4.60m x 3.38m)

Coved ceiling, radiator, UPVC double glazed window to rear with views over rear garden, tiled flooring, open arch to kitchen.

Kitchen 16' 9" x 7' 9" (5.11m x 2.37m)

A very well presented room with a range of wall and floor units with roll edge work surfaces and tiled splash backs over. Inset ceramic hob with oven under and extraction fan over, integrated washing machine, fridge, freestanding oil fired boiler, UPVC double glazed window and door to rear garden, radiator, tiled flooring, door to garage.

Garage 17' 7" x 16' 10" (5.35m x 5.14m) (internal dimensions)

A double garage with twin up and over doors, power and light. Part of the garage is currently used as a store.

Stairs rising to first floor from hallway.

First Floor landing (half galleried)

Coved ceiling, UPVC double glazed window to front of property, doors to principal first floor rooms, radiator, cupboard housing hot water storage tank and controls.

Bedroom One 13' 0" x 12' 5" (3.96m x 3.79m) (narrowing to 3.22)

A light, bright and spacious room with views to rear garden and open countryside beyond via a UPVC double glazed window, coved ceiling, radiator, built in wardrobes, door to en-suite.

En-suite 6' 6" x 5' 10" (1.97m x 1.78m)

UPVC double glazed window, corner shower enclosure with mains fed shower and glass doors over, part tiled walls, low level W/C, pedestal wash hand basin.

Bathroom 7' 1" x 6' 5" (2.15m x 1.96m)

Coved ceiling, UPVC double glazed window, panel bath with shower hose attached to mixer tap, pedestal wash hand basin, low level W/C, radiator.

Bedroom Two 11' 9" x 9' 8" (3.57m x 2.95m)

UPVC double glazed window to front, radiator, built in wardrobe, coved ceiling.

Bedroom Three 12' 10" x 10' 6" (3.90m x 3.20m)

Again a spacious room with UPVC double glazed window to front of property, coved ceiling, radiator, built in wardrobes.

Outside

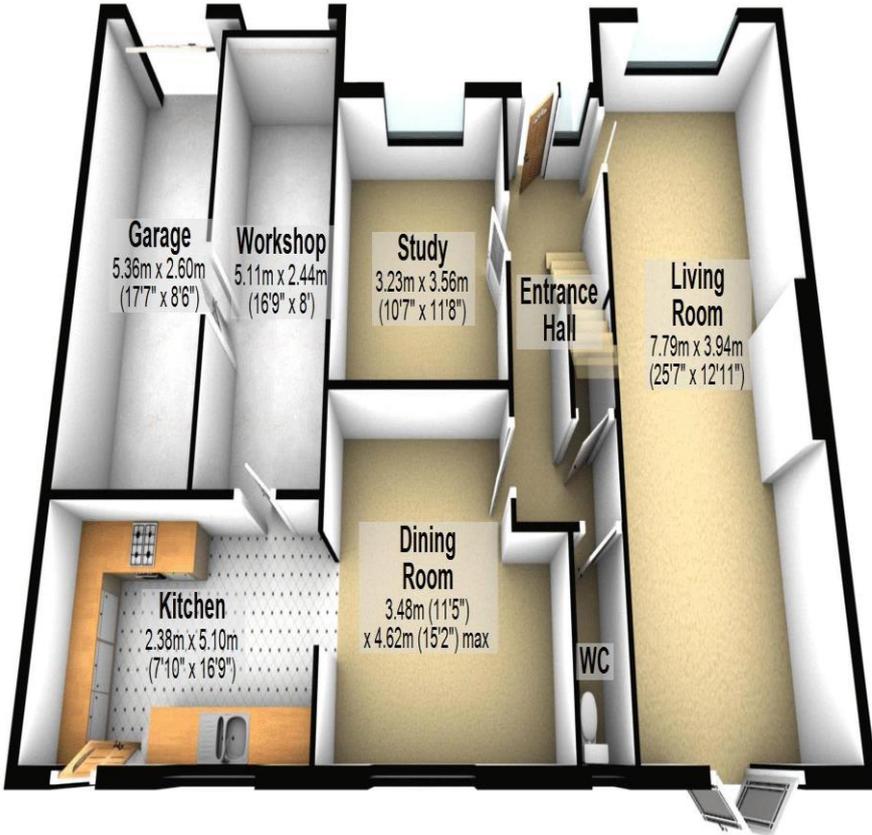
Front: Entrance to this well presented property is via a five bar gate leading to an enclosed front garden mainly laid to tarmac, lawn and gravel with mature trees, plants and shrubs adding to this attractive front. Ample off street parking and a double garage is also a benefit.

Rear: Wow an approximately south facing garden offering many differing dimensions. Mainly laid to patio, lawn and gravel this enclosed garden is intriguing with open countryside beyond.

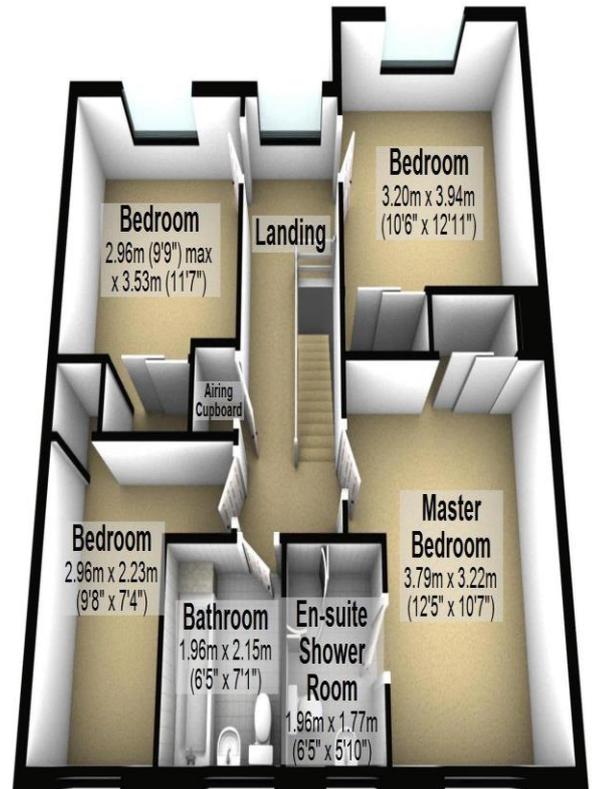




Ground Floor



First Floor



Energy Efficiency Rating

