



FOR SALE

Littlemeads, Norton-Sub-Hamdon, TA14 6SY

£290,000



ORCHARDS
ESTATES

This modern two-bedroom semi-detached home offers living in a highly sought-after area.

The ground floor welcomes you with an inviting entrance porch, leading into a bright hallway.

A well-appointed kitchen provides both style and functionality, while the generous living room offers a warm and welcoming space for relaxation.

The additional porch adds to the practicality of the layout.

Upstairs, two well-proportioned double bedrooms provide comfortable accommodation, complemented by a modern bathroom.

To the rear, a fully enclosed garden primarily laid to lawn backs onto an open field, offering a tranquil outdoor retreat.

The property also benefits from off-street parking at the front, ensuring convenience for residents and visitors alike.

£290,000



LOCATION

The village of Norton Sub Hamdon has a very good range of local amenities which includes a public house, shop, cafe and post office. There is also a primary school, church and village hall. Further facilities are available at Crewkerne which has a Waitrose supermarket and mainline rail link to London Waterloo. Yeovil is the commercial centre for the area and has an excellent range of shops, sports clubs, garages, hospital, cinema, restaurants and a variety of Supermarkets. The area is also well served by state and independent schools including Hazlegrove at Sparkford, The Park School at Yeovil and Millfield in Street. The road links in the area are excellent, with the A303 trunk road which runs from Exeter to London only a short distance away, while the M5 (Junction 25) can be found at Taunton.

Approach

The property welcomes you with a neatly presented front garden, featuring off-road parking to the left and a pathway leading to the front door.

Ground Floor Living Hall - Step into the entrance porch, a versatile space that includes plumbing for a washing machine, ensuring convenience for daily living. From here, enter the bright and spacious hallway, where natural light pours in through the front aspect double-glazed window and side panel. The elegant oak flooring enhances the warm atmosphere, while the staircase leads to the first floor. Additional features include a useful under-stairs storage area and a radiator, adding comfort and functionality to the home. Along the hall you will enter the Kitchen on your left.

Kitchen - The kitchen is thoughtfully designed, featuring a front-aspect double-glazed window that fills the space with natural light. A range of sleek wall and base units, complemented by roll-top work surfaces, along with LED insert ceiling lights, Additional practical features include a cooker, space

for a fridge or freezer, and plumbing for a dishwasher, The tiled splashbacks enhance both aesthetics and functionality, while a generously sized pantry offers ideal additional storage, making organization effortless. The kitchen also houses the property's boiler, offering efficient heating and hot water throughout the home.

Living Room - This inviting living area boasts a stunning rear-aspect window, framing picturesque views of the surrounding countryside and filling the space with natural light. A charming feature fireplace, complete with a wood burner, serves as a focal point, creating a cosy atmosphere perfect for relaxing on chilly evenings. Two wall radiators ensures year-round comfort, making this space an ideal retreat. This room also benefits from energy saving LED wall lights as well.

Back Porch - A conveniently positioned door leads to a useful back porch, providing easy access to the rear of the property. This area includes a well-placed WC and a spacious storage area. From here, a double-glazed back door opens directly into the garden.

First Floor Living Landing - The staircase leads to a well-lit landing, providing access to the upper level of the home. A practical airing cupboard is conveniently situated here. Additionally, a loft hatch with a fitted ladder and lighting allows for easy access to extra storage space.

Bathroom - This contemporary bathroom features a rear-aspect frosted double-glazed window, allowing natural light to brighten the space. Inset LED ceiling lights provide sleek illumination, complementing the elegant flooring. The suite includes a stylish wash hand basin, a close-coupled WC, and a spacious corner shower cubicle fitted with a high-performance digital shower, offering precise temperature control for a luxurious bathing experience. Full-height panelled walls enhance the modern aesthetic, creating a sophisticated and easy-to-maintain environment.

Bedroom 1 - This well-proportioned bedroom is enhanced by two front-aspect double-glazed windows, welcoming an abundance of natural light and creating a fresh, airy atmosphere. Completing the room is a radiator, offering warmth and comfort throughout the year.

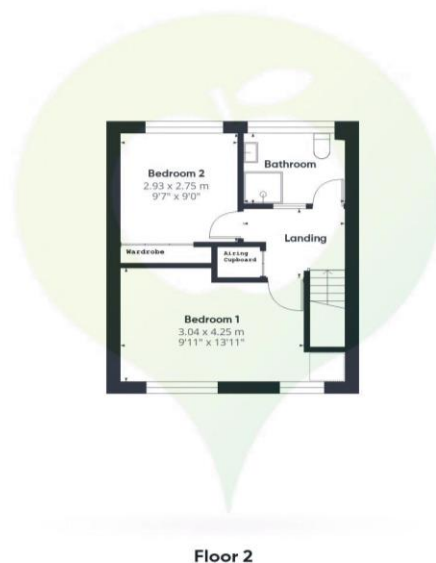
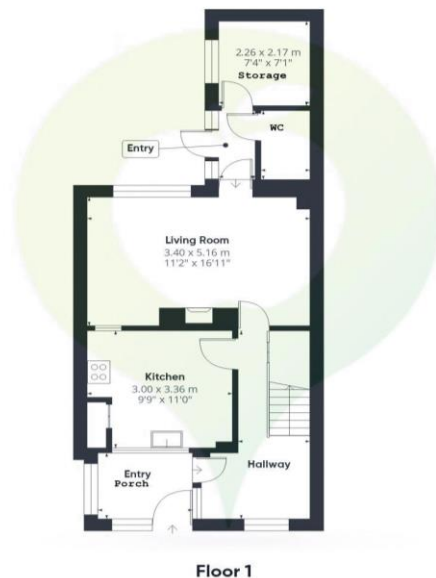


Bedroom 2 - This charming bedroom features a rear-aspect double-glazed window and built-in wardrobes provides practical storage, helping to keep the room organized and clutter-free. A radiator ensures warmth and comfort, making this a peaceful retreat all year round.

Garden and Parking This fully enclosed rear garden offers a peaceful outdoor retreat, primarily laid to lawn for easy maintenance. Two garden sheds provide ample storage for tools and outdoor essentials. Additionally, side access leads conveniently to the front of the house. At the front, the property benefits from off-road parking, offering secure and convenient space for one vehicle

Material Information

- Freehold
- Council Tax Band - B
- EPC Rating - E
- Mains Water, Drainage and Electric
- Oil Central Heating- Boiler Located in the Kitchen
- Woodburner – Flue to be swept
- Heat Pump – Recently repaired with new motor and solenoid
- Lighting - All lighting in this property benefits from low energy LED light bulbs
- Flooring - New carpets have been fitted upstairs and new wood effect laminate flooring downstairs
- Broadband - Ultrafast 1000mpbs
- Flood Zone - Medium risk of flooding. The current vendor states that this property has never flooded, and it is in an elevated position from the rest of the village.



Approximate total area⁽¹⁾

80.1 m²

863 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

01460 477977 or 01935 277977

www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

