



**FOR SALE**

Hamdon Close, Stoke sub Hamdon, TA14 6QN

£340,000



**ORCHARDS**  
ESTATES



Step into this charming three-bedroom home, nestled in the highly desirable village of Stoke Sub Hamdon.

Offering both convenience and comfort, this property boasts its own parking space and a garage - perfect for modern living.

Inside, the well-appointed kitchen-diner creates an inviting space for meals and gatherings, while the spacious lounge provides a cosy retreat.

Outside, the generous garden combines lush lawn with a stylish patio area, ideal for relaxing or entertaining.

A fantastic opportunity to secure a home in this sought-after location!

£340,000



## LOCATION

Within Stoke sub Hamdon there is a variety of local shops, mini supermarket, hairdressers, barbers, 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 Country Park 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.

## Approach

This property features a single garage and dedicated parking. A short flight of steps leads to the front garden. Upon arrival, the porch welcomes you into the home.

## Ground Floor Living

As you step into the hallway, its sleek hard flooring sets a stylish tone. To the left, a doorway leads into the inviting living room.

**Living Room** - Spacious, this welcoming room features a charming fireplace -perfect for cosy evenings. A patio door provides seamless access to the back garden, while a front-facing window allows natural light to enhance the space.

**Kitchen/Dining Room** - Straight ahead, the kitchen and dining area unfold in an elegant open-plan design, offering generous space for a dining table - ideal for meals and gatherings. The well-appointed kitchen blends modern style with convenience, boasting sleek wall and base units, an integrated oven, hob, and extractor, along with designated space for a dishwasher. A chic worktop seamlessly connects the kitchen to the dining space, while a tiled wall surround adds a refined touch. A chrome sink with a drainer enhances practicality, and dual aspect windows bring in ample natural light. A dedicated spot for a fridge-freezer ensures smart storage solutions.

**Porch, WC & Storage** - Returning to the hallway, you'll find a convenient downstairs wc, an under-stairs storage area, offering practicality and organization. The adjoining porch provides direct access to the garden, featuring additional storage and space for a washing machine—perfect for household essentials.

## First Floor Living

As you step onto the first-floor landing, a window welcomes you with picturesque views of Ham Hill.

**Bedroom 1** - Flooded with natural light from dual aspect windows, this expansive room feels bright and inviting. A large window showcases stunning views of Ham Hill, bringing a touch of natural beauty into the room. With generous space for furnishings, it offers endless possibilities for creating a stylish and comfortable living area.

**Bedroom 2** - A spacious double designed for relaxation and personalization, it provides the perfect retreat, with a versatile layout that accommodates various furniture arrangements.

**Bedroom 3** - A well-proportioned single rear bedroom that also benefits from views of Ham Hill Country Park, ideal as a cosy sleeping space or a practical home office.

**Bathroom** - The final room on this floor is the stylish bathroom, featuring a WC, a bathtub with an overhead shower, and a sleek chrome towel rail for added convenience. A large frosted front aspect window invites natural light, complementing the partially tiled walls and durable hard flooring. An airing cupboard offers practical storage, ensuring a well-designed and functional space.

## Rear Garden

This charming garden offers the perfect blend of relaxation and greenery, featuring a patio ideal for outdoor dining and a lush lawn for enjoying nature.

Mature shrubs add character and privacy, while a magnificent magnolia tree stands proudly at the heart of the lawn, creating a picturesque focal point.

Convenient rear and side access provide easy entry, making this outdoor space both beautiful and practical.



## Material Information

- Freehold Property, built c. 1960's
- Council Tax Band: D
- EPC rating: C
- Mains Electric, Gas, Water and Drainage
- Gas central heating - Wall radiators
- Combi boiler - 15 years old and we are reliably informed by the vendor it is regularly serviced
- Loft - Partially boarded with lighting and ladder
- Broadband Speed - Ultra Fast 1000 Mbps
- Floodzone 1 - Land within flood zone 1 has a low probability of flooding from rivers and the sea

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

