

Pear Trees, The Orchard, Martock, TA12 6EU £395,000



Exceptional Three-Bedroom Detached Home Ideally located near the heart of Martock, this spacious property offers comfort and convenience.

The stunning triple-aspect sitting room features a gas wood-burning stove, while the separate dining room provides an inviting space for entertaining. The fitted kitchen boasts integrated appliances and flows into a practical utility room with garden access.

A cloakroom and a charming, double-glazed conservatory complete the ground floor. Upstairs, three generously sized double bedrooms include a master suite with a private en-suite shower room, complemented by a family bathroom.

Outside, the fully enclosed garden creates a private retreat, perfect for outdoor living. A single garage and two allocated parking spaces add to the home's practicality.

£395,000











LOCATION

The property is in the small country town of Martock which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

Approach

A neatly paved walkway bordered by a charming low fence, creating a harmonious transition to the property's doorway.

Downstairs Living

Hall: Upon entering, you find a cozy hall with stairs positioned in front, guiding you upwards, while doors off the entrance hall take you to the dining room and the living room

Living Room: A beautifully designed triple-aspect sitting room, where natural light pours in from multiple angles. At its heart, a gas wood-burning stove is elegantly inset within a striking stone fireplace, creating a warm and cozy focal point. French doors seamlessly connect the space to the garden, offering a perfect blend of indoor and outdoor living. Radiators ensure year-round comfort, adding to the room's welcoming ambiance.

Dining Room: The dining room features a front-aspect window that fills the space with natural light, creating a bright and welcoming atmosphere. A wall-mounted radiator with a wall thermostat ensures personalized comfort. Flowing seamlessly beyond, the dining room provides access to kitchen, enhancing the home's spacious and interconnected layout.

Kitchen: A beautifully designed space featuring shaker-style wall and floor units for a timeless aesthetic. Equipped with fitted appliances and ample room for a large fridge freezer, this kitchen balances functionality with style. The triple aspect layout ensures a bright and airy atmosphere, enhanced by splashback tiling and a durable laminate floor. There's also space for a breakfast table, perfect for casual dining and morning coffee.

Utility: The utility room is designed for convenience, featuring a sink with a drainer, ample space for both a washing machine and tumble dryer, and generous storage solutions, including cupboards and a large storage area. The room also houses the boiler, ensuring essential functionality. Additionally, it offers direct access to both the sunroom and a WC, enhancing the home's practicality and ease of use.

WC: Features a sleek white toilet and a matching wash basin, offering a clean and minimalist design.

Sunroom: Flowing seamlessly from the Utility room, the sunroom offers a tranquil retreat, ideal for relaxation. With its panoramic views overlooking the garden and beyond, this bright and airy space invites you to unwind and enjoy the surrounding scenery in comfort.

First Floor Living

Landing: The landing boasts a bright and airy atmosphere, enhanced by a large window that floods the space with natural light. Offering access to the loft, it adds practicality to the home's layout. A radiator ensures warmth and comfort, making this an inviting transition area within the property.

Bedroom 1: Bedroom 1 benefits from a double aspect, allowing natural light to flow in from multiple angles, creating an airy and inviting atmosphere. The room includes convenient access to an ensuite bathroom, while a built-in cupboard provides ample wardrobe space. A radiator ensures warmth and comfort, making this a well-appointed and relaxing retreat within the home. Ensuite:The ensuite shower room features a crisp white WC and a matching wash basin, complemented by partial tiling for a stylish yet practical finish. A well-proportioned shower cubicle offers convenience, making this space both functional and contemporary. Bedroom 2: This spacious double bedroom enjoys abundant natural light from two front-aspect windows, enhancing its airy and inviting feel. A built-in cupboard provides convenient wardrobe space, ensuring ample storage. A radiator adds warmth and comfort, making this a relaxing and practical retreat within the home.

Bedroom 3: single bedroom, rear aspect window, radiator, flexible as could be used as an office space.

Family Bathroom: The family bathroom showcases a sleek, modern white suite, including a WC, pedestal sink, and a bath with a convenient overhead shower. Partial tiling adds both style and easy maintenance, creating a practical yet elegant space. A shaver socket enhances convenience, ensuring a well-equipped and thoughtfully designed bathroom.







Garden Garage and Parking

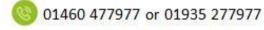
Garden: Step into the garden through elegant French doors from the sunroom, seamlessly blending indoor and outdoor living. The beautifully maintained lawn provides a lush, green retreat, while the patio area offers the perfect setting for entertaining or relaxing in the fresh air. Vibrant, mature plants and flowers add a touch of natural beauty, framed by charming borders finished with a Hamstone low-level wall. An outdoor tap ensures practicality.

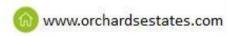
Garage and Parking: Positioned opposite the house, the single garage features an easy-to-use up-and-over door, providing secure storage and parking. Additionally, two allocated parking spaces ensure ample room for vehicles, offering both practicality and convenience.

Material Information

- Freehold Property
- EPC-C
- Council Tax Band-E
- Mains Drainage, water, Electric and Gas
- Integrated Oven/hob, dishwasher, washing machine, tumble dryer and microwave included in sale
- Loft- with loft ladder, boarded and lighting Driveway- The driveway is a shared drive to the properties
- Boiler is 8 years old and has been serviced regularly
- Flood zone- Flood zone 1- Low risk of flooding from rivers and seas
- Broadband- Ultrafast 1000 mbps available









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.