



4 Cedar Grove  
Somerton, TA11 6LJ

GeorgeJames PROPERTIES  
EST. 2014



# 4 Cedar Grove

Somerton, TA11 6LJ

Guide Price - £525,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

4 Cedar Grove is a well presented, spacious detached family home. The property is located in arguably the best location within the town enjoying spectacular uninterrupted views across the Cary Valley and Somerton viaduct. The house offers good size family living space including entrance hall, large sitting room, dining room and fitted kitchen. Also on the ground floor is a WC/shower room and a large utility room with access to the adjoining double garage. To the first floor there are four double bedrooms and shower room. All the front rooms benefit from unspoilt views. Outside there is ample off road parking and large gardens.

## Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There is a good level of amenities including shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

## Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band F.

## Entrance Porch

Entrance door leads to the entrance porch with door to the entrance hall.

## Entrance Hall

With stairs to the first floor and radiator.

## Sitting Room 22' 10" x 11' 10" (6.95m x 3.61m)

With window to the front and patio doors to the rear garden. Two radiators and feature fireplace.

## Dining Room 11' 9" x 11' 3" (3.58m x 3.42m)

With window to the front and radiator.



**Kitchen** 11' 9" x 11' 7" (3.58m x 3.53m)

With window to the side. Range of base and wall mounted kitchen units with oak work surfaces over. Belfast sink unit with mixer tap. Built in eye level Bosch double oven and four ring induction hob with extractor hood over. Oak flooring and radiator.

**Shower Room**

With window to the rear. Low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

**Utility Room** 11' 10" x 7' 3" (3.61m x 2.20m)

With windows to either side and part glazed door to the rear garden. Range of base and wall units with single drainer stainless steel sink unit with mixer tap. Cupboard housing gas boiler. Space and plumbing for washing machine and tumble dryer.

**Landing**

With built in airing cupboard housing hot water cylinder. Access to loft space.

**Shower Room** 8' 11" x 6' 4" (2.71m x 1.93m)

With window to the rear, low level WC, wash hand basin and large 1600mm shower cubicle with mains shower. Heated ladder towel rail.

**Bedroom 1** 12' 8" x 11' 0" (3.85m x 3.36m)

With windows to the front, radiator and range of built in wardrobes with fitted mirror. Further built in storage cupboard.

**Bedroom 2** 12' 11" x 12' 0" (3.94m x 3.65m)

With window to the front and radiator.

**Bedroom 3** 11' 8" x 9' 8" (3.56m x 2.95m)

With window to the rear and radiator. Built in wardrobes.

**Bedroom 4** 9' 7" x 8' 8" (2.93m x 2.65m)

With window to the rear and radiator.

**Outside**

The property is approached via a vehicular driveway leading to a large parking area and access to the garage. The front garden is laid to lawn with side pedestrian path to the rear.

**Double Garage** 17' 11" x 17' 2" (5.45m x 5.23m)

With electric up and over garage door, two windows to the rear, power and light connected. Internal door to the utility room.

**Rear Garden**

The south facing rear garden has a large patio area with electric awning with wind sensor. The patio is enclosed by terraced flower and shrub beds with steps leading to a large lawned garden.





GROUND FLOOR

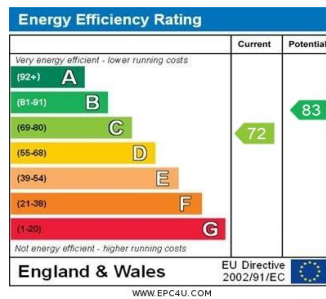


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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