



Chusan

Martock Road, Long Load, TA10 9LB

GeorgeJames PROPERTIES
EST. 2014

Chusan

Martock Road, Long Load, TA10 9LB

Guide Price - £650,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

Chusan is a very well presented family home that has been extended by the current owners to provide superb, spacious open plan living accommodation. The property has a beautiful, modern luxury kitchen and good size living room both opening to the large dining area with a 7.2m wide bifold door opening to the garden. From the kitchen is a utility room and WC. To the first floor there are four bedrooms with family bathroom and en-suite shower room to one of the bedrooms. The house sits in a plot of 0.25 acres with large gravel parking to the front continuing to the side of the house to the garage. To the immediate rear is a large Limestone paved terrace with covered outdoor kitchen and large lawned garden.

Amenities

Long Load enjoys an active community with activities, clubs and societies along with a thriving village hall. Long Load shares amenities with the nearby village of Long Sutton, just over a mile away, including parish church, post office/store, primary school, hotel/restaurant and popular 18 hole golf course. The larger centres of Somerton (4 miles), Martock (3 miles) and Langport (5 miles) are readily accessible and offer good shopping, educational and recreational facilities. The administrative town of Yeovil is within 8 miles and the A303 (linking with the M3) is about 4 miles away.

Services

Mains water drainage and electricity are all connected. Oil fired heating to radiators with underfloor heating to the dining room, kitchen and utility room. Council tax band E.

Entrance Hall

Part glazed entrance door leads to the entrance hall with tiled floor, stairs to the first floor and understairs storage cupboard.

Sitting Room 18' 11" x 12' 4" (5.77m x 3.77m)

With window to the front and two radiators. Recess fireplace housing wood burning stove. Opening to the dining room/reception.



Dining Room/Reception Room 27' 6" x 12' 5" (8.37m x 3.78m)

This impressive room spans the entire rear of the house and forms an open plan flow between the kitchen and sitting room. There is a 7.2 metre bi-folding door opening to the garden and terrace. This room has a tiled floor with under floor heating and a drinks bar comprising range of fitted base and wall units with sink, dishwasher and fridge.

Kitchen/Breakfast Room 23' 2" x 10' 4" (7.07m x 3.16m)

With window to the front. Luxury fitted kitchen comprising range of base and wall units with quartz work surfaces over and LED kick board lighting. Stylish Oak breakfast bar. Fitted sink unit with mixer tap. Fitted kitchen appliances including full height larder fridge and freezer, eye level microwave and two eye level NEFF ovens. Dishwasher and integrated bin, AEG induction hob with extractor hood over. Tiled floor with underfloor heating.

Utility Room 6' 3" x 5' 10" (1.90m x 1.78m)

Part glazed door to the side. Base and wall units with Oak tops and Belfast sink. Space for washing machine and tumble dryer. Tiled floor with under floor heating. Large storage cupboard housing oil fired boiler.

WC

With window to the rear, low level WC and wash hand basin. Heated ladder towel rail.

Landing

With window to the rear.

Bedroom 1 12' 3" x 10' 5" (3.73m x 3.18m)

With window to the rear with views. Radiator. Range of fitted mirror fronted wardrobes.

Bedroom 2 12' 2" x 7' 5" (3.72m x 2.25m)

With window to the front and radiator. Built in storage cupboard.

En-Suite Shower Room

With low level WC, wash hand basin with vanity cupboards. Shower cubicle with mains shower.

Bedroom 3 10' 4" x 9' 10" (3.16m x 3.00m)

With window to the rear with views, radiator.

Bedroom 4 9' 11" x 6' 0" (3.02m x 1.82m)

With window to the front and radiator.

Bathroom 8' 7" x 5' 7" (2.62m x 1.70m)

With window to the front. Bathroom suite comprising 'P' shaped bath with shower screen and mains shower over. Vanity cupboards with low level WC and wash hand basin. Fitted mirror with light and demist option. Heated ladder towel rail.



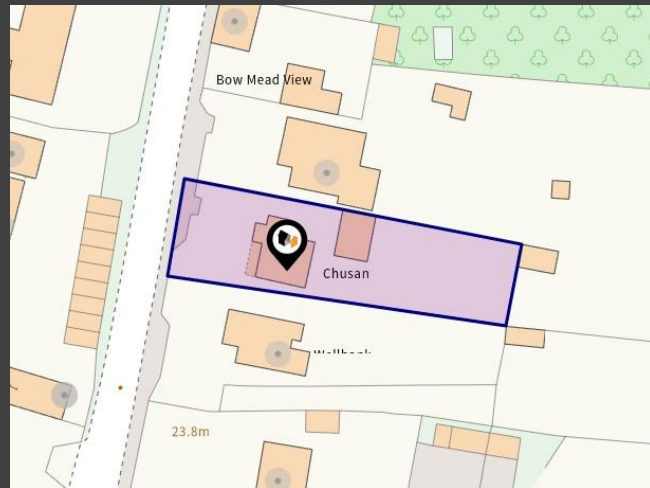
Outside

The house is approached from a vehicular entrance leading to a large open gravel parking/turning area with railway sleepers forming raised flower/shrub beds. The driveway continues to the side of the house and leads to the garage. Double gates give access to the rear garden.

Single Garage

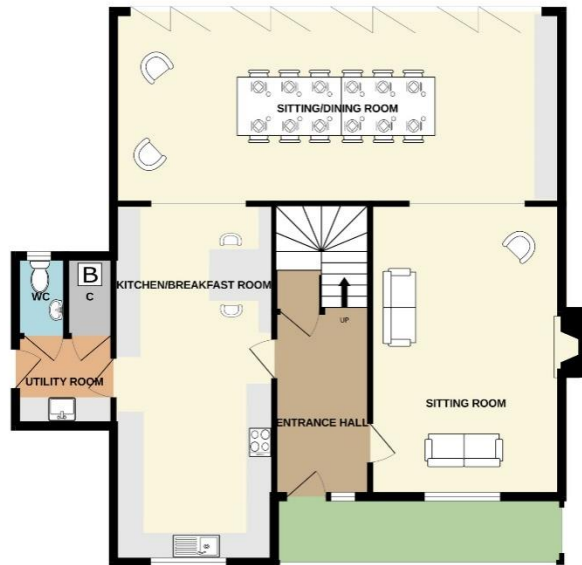
With up and over garage door, power and light connected.

To the immediate rear of the house there is a large Limestone tiled terrace with covered outdoor kitchen perfect for entertaining. The kitchen has a range of units with worksurfaces, there is a sink which is currently not connected. Beyond the terrace there are large lawned gardens with countryside views, the entire plot measures approximately a quarter of an acre.





GROUND FLOOR
94.6 sq.m. approx.

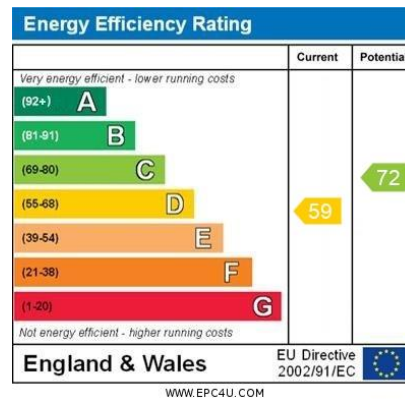


1ST FLOOR
54.9 sq.m. approx.



TOTAL FLOOR AREA: 149.5 sq.m. approx.

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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