



10 Bruford Drive, Cheddon Fitzpaine, TA2 8FW
£440,000

10 Bruford Drive

Council Tax band: E

Charges payable for 2025/26 - £2,876.93

Tenure: Freehold

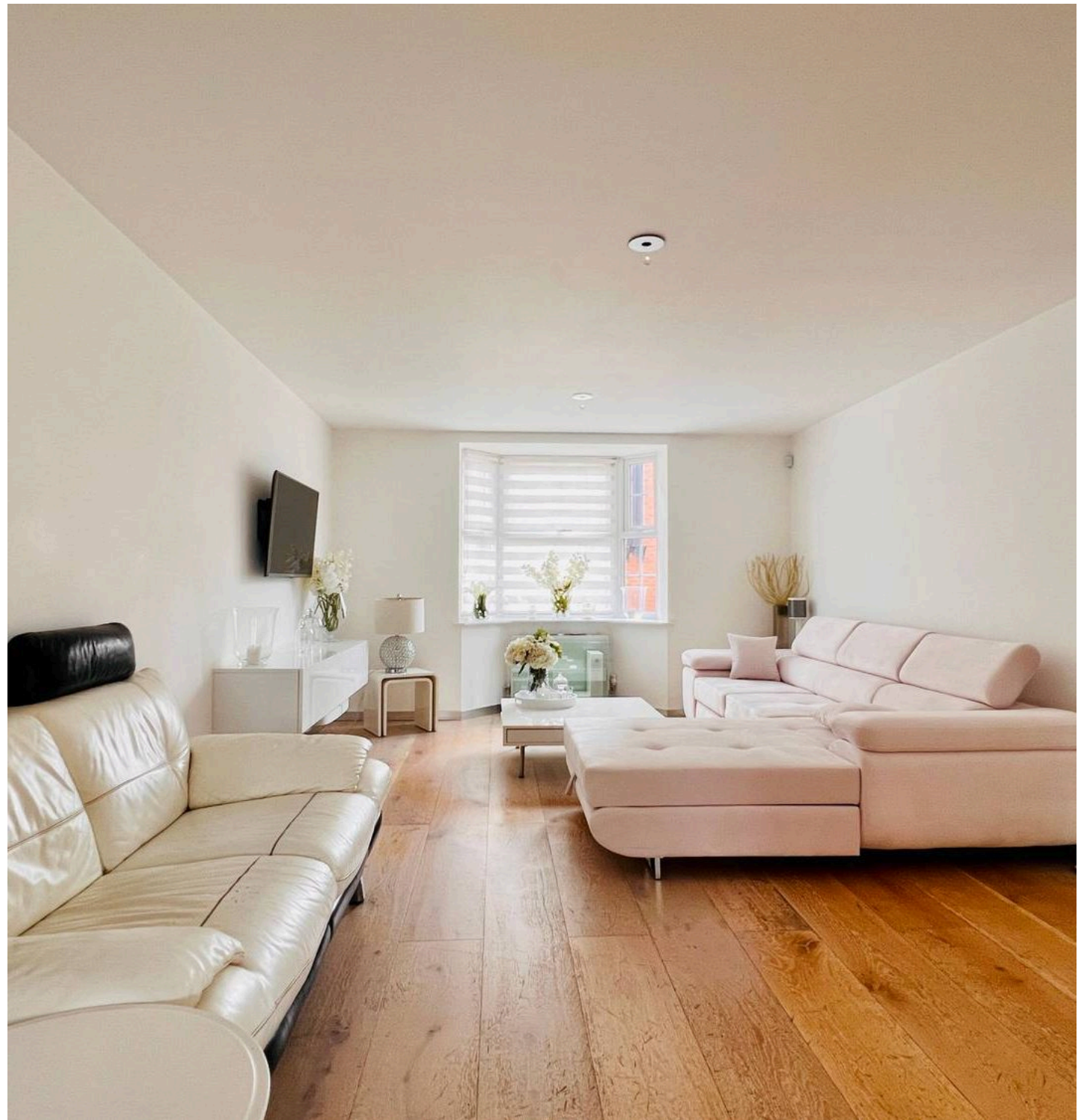
EPC Energy Efficiency Rating: B

- A spacious recently built four bedroom detached family home
- Presented in stunning contemporary order throughout
- Entrance hall with cloakroom/wc
- Separate study and utility room
- Fantastic kitchen/dining room with integrated appliances
- Good sized living room
- Principal ensuite bedroom * three further bedrooms and a family bathroom
- Drive parking and a detached single garage
- Private enclosed rear garden
- Moments away from green space and local amenities

SERVICES

Main services of gas, electricity, water and drainage connected.

Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1,800Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.





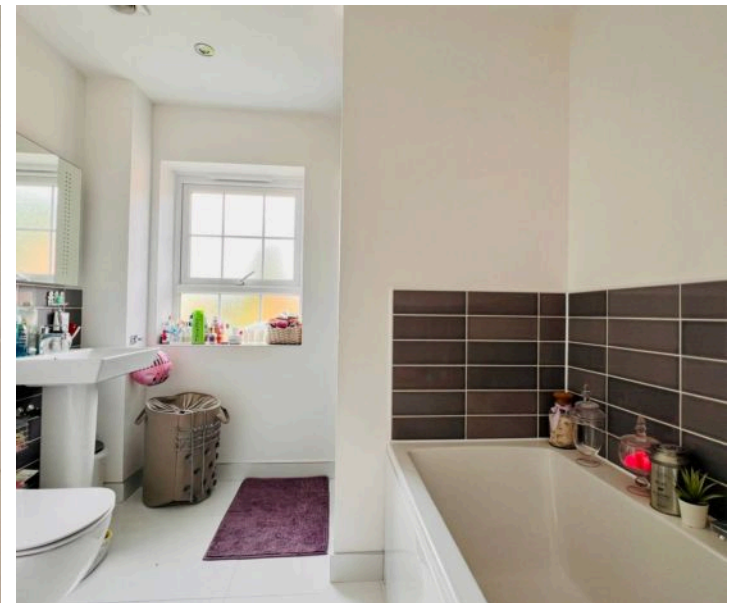
A beautifully presented and generously proportioned four bedroom detached family home, offering modern living space, a landscaped garden and a highly convenient location just moments from open green space. This attractive property is arranged to provide a welcoming entrance hall with cloakroom/wc and a separate study, ideal for those working from home. The spacious living room offers a comfortable retreat, while to the rear lies the heart of the home – a stylish open plan kitchen/dining room with French doors opening directly to the garden. A separate utility room adds to the practicality of the layout.

Upstairs, the principal bedroom enjoys its own ensuite shower room, while three further well-proportioned bedrooms are served by a modern family bathroom and a separate shower, making the home well-suited to families of all sizes.

Positioned just a stone's throw from green open spaces and with easy access to local amenities, schools and transport links, 10 Bruford Drive combines contemporary family living with a highly desirable setting.

Garden

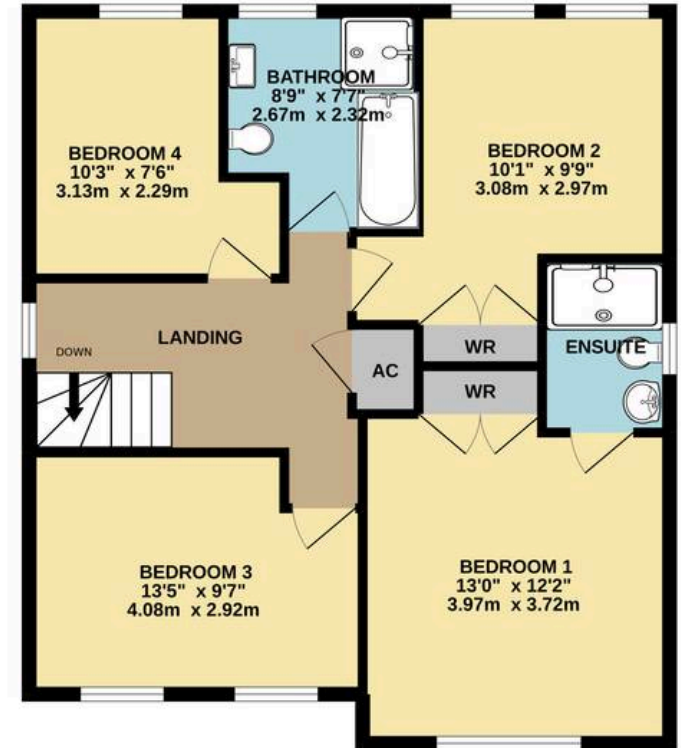
Outside, the property benefits from driveway parking for two or more vehicles and a single garage. To the rear, the landscaped garden has been thoughtfully designed to create a superb outdoor living and entertaining space, with a paved patio, multiple decking areas and a timber pergola providing shaded seating.



GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.0 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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