

Tenure: Freehold

Council Tax: Band TBA

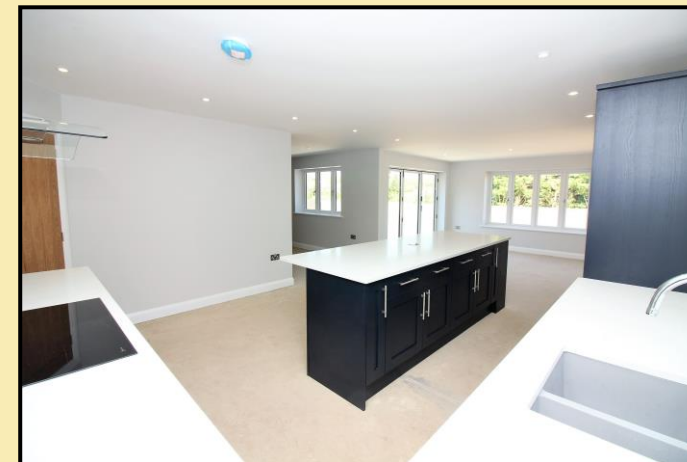
Energy Performance Rating: Band TBA

Services: Mains Electric, Water and Drainage. Air Source Under-floor Heating Throughout.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 53315 or at 10 Silver Street, Ilminster, Somerset TA19 0DJ.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale



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Somerset TA19 9QX

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- **Stunning NEW BUILD Bungalow**
- **Village in a Tucked Away Position**
- **3 Double Bedrooms, En-Suite to Master**
- **29ft Superb Kitchen/Dining Room**
- **Separate Sitting Room**
- **Utility Room & Cloakroom**
- **4 Piece White Bathroom Suite**
- **Double Glazing & Air Source Heating**
- **Garage/Car-Port & Off Road Parking**
- **Good Size Private Gardens**



NO ONWARD CHAIN. A simply stunning and individual NEW BUILD 3 double bedroom bungalow with very generous living accommodation, oak framed garage/car-port and off road parking, all situated in a quiet tucked away location with no passing traffic within the sought-after village of Horton. The property comprises; a good size entrance hall, stunning 29ft kitchen/dining room with island feature and bi-folding doors opening to the patio, utility room, cloakroom, sitting room, en-suite to the master bedroom and a further separate 4 piece white bathroom suite. Further benefits from modern double glazing, under-floor heating throughout via the efficient air source pump and good size gardens backing onto the brook. The property is due to be turfed and the driveway finished with 20mm cotswold stone by mid May 2021.



Approach

The property is located in a beautiful and quiet tucked away location off Trotts Lane, Horton. Accessed via twin stone pillars heading the shared driveway and leading to the gravel chipped off road parking area with space for numerous vehicles and oak framed garage with car-port. An oak framed storm porch and part double glazed composite front door opens to:

Entrance Hall

A spacious hallway with a double glazed window to the front aspect, smoke detector and recessed ceiling spotlights. Built-in cupboard.. Under-floor heating throughout and including:

Kitchen/Dining Room: 29' 3" x 14' 6" (8.92m x 4.41m) (max)

A simply 'show stopper' of a room with double glazed bi-folding doors opening to the patio and garden, further double glazed windows to the rear and side. The kitchen is fitted with a superb range of soft closing 'shaker' style wall and base units, pull-out carousels and larder baskets. All complemented by solid quartz worktops and upturns over. Inset one and a half bowl with mixer tap over. Built-in Neff induction hob with a glass and stainless steel chimney style extractor over. Spaces for integrated appliances such as a high level oven, dishwasher, fridge and freezer. Island feature with pop-up power point and space for seating under. Recessed ceiling spotlights. Large opening to:

Sitting Room: 17' 7" x 12' 8" (5.36m x 3.86m)

Double glazed window to the rear aspect over-looking the garden, TV point and recessed ceiling spotlights.

Utility Room

Fitted with a range of light fronted wall and base units, rolled edge worktops over. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for a washing machine. Wall unit housing the electric fuse-box. Double glazed window to the front aspect and a part double glazed door opening to outside. Door to:

Cloakroom

Fitted with a white two piece suite comprising; vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Obscure double glazed window to the front aspect.

Bedroom 1: 13' 0" x 12' 10" (3.96m x 3.92m)

Double glazed window to the rear aspect over-looking the garden, TV point and recessed ceiling spotlights. Door to:



En-Suite: 7' 10" x 5' 9" (2.39m x 1.76m)

Fitted with a white three piece suite comprising; double walk-in cubicle with a glass screen and wall mounted thermostatic shower with rainfall head. Fitted bathroom units with an inset wash hand basin with mixer tap over and storage cupboard below. Low level WC with a concealed cistern. Obscure double glazed window to the front aspect, extractor, recessed ceiling spotlights and a wall-light point.

Bedroom 2: 12' 0" x 10' 4" (3.67m x 3.15m)

Double glazed window to the front aspect, TV point and recessed ceiling spotlights.

Bedroom 3: 13' 0" x 9' 5" (3.96m x 2.86m)

Double glazed window to the rear aspect, TV point and recessed ceiling spotlights.

Bathroom: 10' 1" x 6' 11" (3.07m x 2.11m)

Fitted with a white four piece suite comprising; double end panel bath with a central mixer tap over. Square cubicle with a glass screen, door and wall mounted thermostatic shower and rainfall head over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Obscure double glazed window to the front aspect, heated towel rail, extractor and recessed ceiling spotlights.

Garage & Car Port

A detached oak framed garage and car-port with a pitched roof and twin opening doors to the front aspect of the garage.

Outside

The property is situated in a quiet tucked away location within the sought-after village of Horton, on a good size plot and at the end of a private lane shared only with one other property. A gravel driveway provides off road parking for a good number of vehicles heading the garage/carport and front door.

The rear garden is fully enclosed by timber fencing and backs onto the brook. A paved patio is accessed from the dining area doors and leads onto the main garden of which wrap-around to three sides.

Agents Note

The property will further benefit from the rear and side garden being turfed and the driveway finished with attractive 20mm Cotswold stone chippings by mid May 2021. All carpets, flooring and all white goods in the kitchen and utility room are not included within the price advertised. However, the sellers are happy offer these at optional extras depending on clients specification.