



**ENGLISH HOMES**

Brook Mead, Back Lane, Curry Rivel  
Langport, Somerset, TA10 0NY

An impressive individual modern property situated in a private position between Curry Rivel & Drayton. Architect designed and constructed by a local developer, the property has been built to a high standard. Large windows and triple folding doors allow natural light to fill the living room and bring the garden in. A particular mention has to go to the wonderful kitchen/dining room with central island, measuring 26' in length, together with a separate utility. The generous bedroom has dual aspect overlooking the garden and countryside beyond with a wonderful en-suite. The property is complimented by a garage and a lovely level garden. Internal viewing is a must to appreciate the size and standard of this lovely family home.

Guide Price £550,000



#### ACCOMMODATION:

Opaque glass panel door provides access to:

#### Hallway:

Front aspect uPVC double glazed window, tiled flooring, ladder style radiator, inset spot lights, smoke detector, stairs rising to first floor landing, doors lead off to:

#### Cloakroom:

Low level dual flush toilet, wall mounted Vanity wash hand basin with mixer taps, tiled splash backs, heated towel rail, tiled flooring, extractor fan.

#### Living Room: 17' 7" x 15' 11" (5.37m x 4.85m)

Front aspect uPVC double glazed window, 2 ladder style radiators, television recess and attractive lighted display area, inset spot lights, smoke detectors, multi folding doors open onto an attractive patio and takes advantage of the views to the garden.

#### Kitchen/Dining Room: 26' 4" x 14' 5" (8.02m x 4.40m)

Max measurement. 5 side aspect uPVC double glazed windows, a range of low level and wall mounted kitchen units with granite work surfaces, induction hob, extractor hood over, built in microwave oven and fan oven, space for upright fridge/freezer, tiled splash back, central island with a sink and drainer with chrome mixer taps, integrated dish washer, further low level cupboards, tiled splash backs, pendant lighting, inset spot lights, tiled flooring, radiators, pelmet lighting, uPVC double glazed French doors leading to the garden.

#### Utility Room: 8' 3" x 5' 9" (2.51m x 1.76m)

Front aspect uPVC double glazed window, sink and drainer with mixer taps with extendable hose, low level kitchen units, roll top work surfaces, space and plumbing for washing machine, ladder style radiator, tiled flooring, inset spot lights, extractor fan, door to boiler cupboard.

#### First Floor Landing:

Rear aspect uPVC double glazed window, oak balustrade, inset stair lighting, smoke detector, inset spot lights, doors off to:

#### Bedroom 1: 14' 8" x 13' 8" (4.46m x 4.16m)

Min measurements. Rear aspect uPVC double glazed window, 2 side aspect uPVC double glazed windows, radiator, inset spot lights, door to:

#### En-Suite:

Side aspect opaque uPVC double glazed window, double shower cubicle with waterfall shower head, twin Vanity wash hand basins with mixer taps, low level dual flush toilet, tiled to full height, tiled flooring, inset spots, extractor fan.

#### Bedroom 2: 12' 0" x 9' 11" (3.65m x 3.02m)

Front aspect uPVC double glazed window, radiator, built in storage cupboard, inset spot lights.

#### Bedroom 3: 11' 3" x 10' 10" (3.42m x 3.29m)

Front aspect uPVC double glazed window, radiator, inset spot lights, loft hatch access.

#### Bedroom 4: 16' 1" x 7' 3" (4.89m x 2.21m)

Max measurement. Rear aspect uPVC double glazed window, radiator, inset spot lights.

#### Bathroom:

Front aspect opaque uPVC double glazed window, bath with side panel and mixer taps, wall mounted shower with waterfall shower head, glass shower screen, low level dual flush toilet, Vanity wash hand basin with mixer taps, tiled splash backs, inset spot lights, tiled flooring.



**Outside:**

Enclosed in the garden is a storage shed attached to the garage.

**Front:**

There is a stone clad front wall with a gravelled frontage providing off road parking for numerous vehicles. A solar powered lighting adorns the side fence. There are gates leading to the rear garden.

**Directions:**

What3words: ///lamenting.surveyed.swarm

**Garage: 26' 5" x 10' 2" (8.05m x 3.09m)**

There is an electric roller ball garage door with power and strip light, loft area for storage, uPVC double glazed French doors to the garden.

**Services:**

The property is connected to mains water, drainage and electricity. The heating is by an air source heat pump.

**VIEWINGS BY APPOINTMENT:**

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

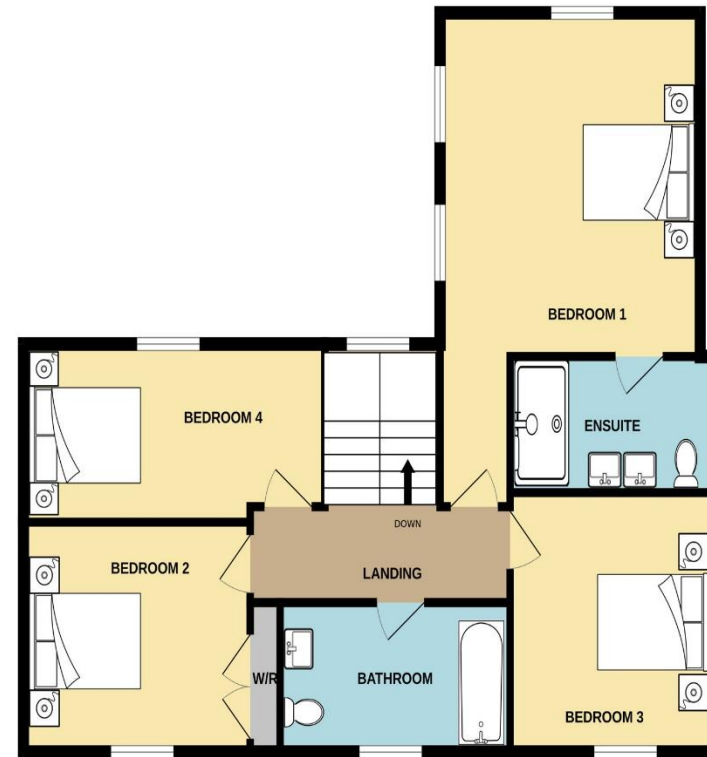
Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any

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## 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EPC 83/91	





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