

for sale

£800,000



High Street Keinton Mandeville Somerton TA11 6ED

NO ONWARD CHAIN!

Connells are thrilled to be given the opportunity to bring to market this fantastic 4 double bedroom detached home in the sought after village location of Keinton Mandeville.

The property boasts a wealth of living space and early viewing is advised!

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Entrance Hall

Under stairs storage cupboard and under floor heating system. Standing lift that takes you to the first floor.

Cloakroom

Double glazed window to the front, wc, spotlights, under floor heating and a vanity wash hand basin.

Lounge

24' 6" x 13' 8" (7.47m x 4.17m)

Double glazed patio doors to the garden with fitted blinds, double glazed window to the side, fireplace, log/wood burner connected to the gas, spotlights, under floor heating and open to the dining area.

Dining Area

11' 6" x 10' 3" (3.51m x 3.12m)

Bi-fold doors to the Sun Room, wooden beams and under floor heating.

Reception Room/ Study

9' 2" x 9' 2" (2.79m x 2.79m)

Double glazed window to the front and under floor heating.



Kitchen

Fitted kitchen with a range of wall and base units, space for a range, extractor, integrated dishwasher, microwave and fridge/freezer, double glazed window to the side, spotlights, stainless steel sink/drainage, under floor heating and an archway to the utility area.

Utility Area

Water softener, stainless steel sink/drainage, boiler, double glazed window to the front, double glazed door to the rear garden, range of wall and base units, plumbing for a washing machine, under floor heating and space for a tumble dryer.

Sun Room

17' 9" x 9' 4" (5.41m x 2.84m)

Patio doors with fitted blinds to the garden and under floor heating. With views over the countryside.

Landing

Double glazed window to the front, loft hatch (pull down ladder, power and light, airing cupboard with fitted shelving and spotlights. The loft is boarded, insulated and carpeted.

Bedroom 1

15' 10" x 12' 11" (4.83m x 3.94m)

Double glazed wooden windows, radiator, fitted double and single storage with light, built in vanity unit, spotlights and a radiator. Views over the countryside.

Entrance Porch

Double glazed door to the front.

En Suite

Shower cubicle, heated towel rail, double sink with vanity, wc, bidet, spotlights, double glazed window to the side and under floor heating.

Bedroom 2

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window to the rear, views over the countryside, spotlights, radiator, built in double and single storage.

Bedroom 3

9' 7" x 9' 2" (2.92m x 2.79m)

Double glazed window to the front, built in single wardrobe, radiator and spotlights.

Bedroom 4

11' 6" x 8' 4" (3.51m x 2.54m)

Double glazed window to the rear with views, built in double wardrobe and a radiator.

Bathroom

Bath with mixer taps and shower over, shower cubicle, double glazed window to the front, wc, wash hand basin, shaver point, spotlights, under floor heating, tiled floor and tiled walls.

Front Garden

Gated entrance to the driveway leading to the garage, lawn area, private enclosed by hedges.

Rear Garden

Beautifully presented, enclosed by fencing with patio area, lawn, plants, trees and outside lights. Countryside Views and access to the garage with room over.

Double Garage

Electric up & over door, door to the garden, power, light with stairs outside leading to a fully boarded room with views, light, power, 2 x electric heaters, double glazed window to the rear and radiators.

Additional Notes

The house has a Baxi air exchange system which ventilates all rooms with fresh air and continuously removes air from the kitchen, bathrooms and utility. The incoming air is filtered and warmed through a heat exchanger.

The property also benefits from solar panels that are owned outright. The property also has 10KwH of solar power battery storage.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: YOY312940 - 0006

Tenure: Freehold

EPC Rating: A

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