

for sale

offers over **£450,000**



Duckpool Lane West Chinnock Crewkerne TA18 7QD

A rare opportunity to purchase a well-presented and deceptively spacious four-bedroom detached chalet bungalow, set in the heart of the desirable village of West Chinnock. The property offers flexible living throughout and benefits from a garage and ample parking. CALL NOW.

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Entrance Hall

Double glazed door to the front and radiator.

Kitchen/Diner

20' 4" max x 16' 4" into recess (6.20m max x 4.98m into recess)

A lovely light room with double glazed window to the rear and double glazed patio door to the rear opening to the garden. Double glazed door to the side opening to the utility. A range of fitted wall, base and drawer units with wooden work surface over and complementary tiled surround. Inset Belfast style sink with mixer tap. Free standing cooker. Integrated appliances to include dishwasher and fridge. Space for dining table and chairs and a radiator.

Lean To/Utility

14' 9" x 4' 3" (4.50m x 1.30m)

Double glazed windows to the front, rear and side. Double glazed door to the rear opening to the garden, radiator, Fitted base unit with wooden work surface over and plumbing for a washing machine.



Lounge

17' 8" x 11' 1" into recess (5.38m x 3.38m into recess)

This ideal family room benefits from double glazed window to the front. Feature fireplace with log burner inset. Aerial and telephone points and X2 radiators.

Inner Hall

Radiator. Doors opening into:

Bedroom 2

12' x 10' (3.66m x 3.05m)

Double glazed French doors to the rear opening to the garden. Radiator.

Bedroom 3

11' 6" x 9' 1" (3.51m x 2.77m)

Double glazed window to the front and radiator.

Bathroom

Double glazed window to the side. Suite comprising enclosed shower cubicle, enclosed bath with mixer tap and shower attachment, wash hand basin inset to vanity unit and WC. Towel radiator.

First Floor Landing

Doors opening into:

Bedroom 1

16' into window recess x 13' 5" max (4.88m into window recess x 4.09m max)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Aerial point. Radiator.

Bedroom 4

12' 4" max x 8' 11" into recess (3.76m max x 2.72m into recess)

Double glazed window to the front with beautiful countryside views. A range of built in wardrobes. Radiator.

Wc

Double glazed window to the side. Suite comprising wash hand basin inset to vanity unit and WC.

Garage

14' 9" x 8' 6" (4.50m x 2.59m)

Roller door to the front. Power and light.

Front Garden

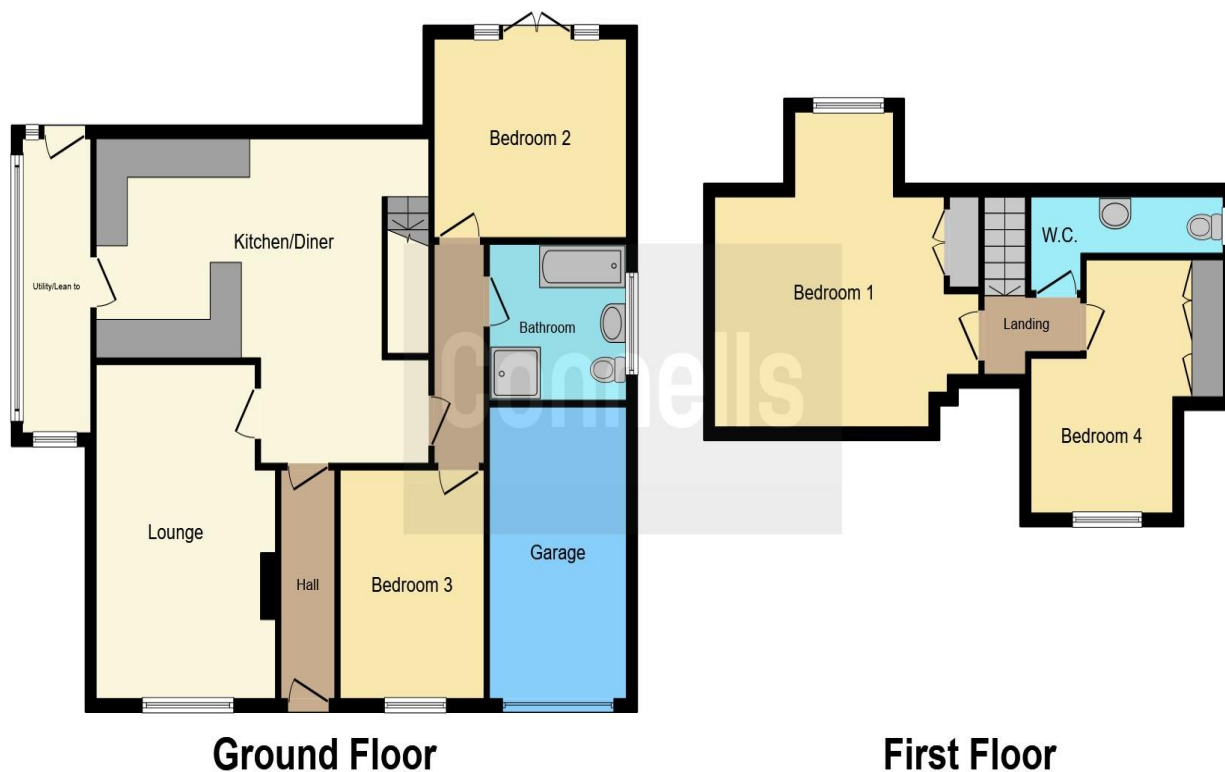
Access via a shingle driveway, leading to the garage and front entrance, providing off road parking. The garden with bordered with a variety of decorative plants and flowers. Gated side access, to both sides of the property, leading to the rear garden.

Rear Garden

A lovely generous enclosed rear garden, laid mainly to lawn with a raised paved patio area abutting the property and providing an ideal seating/entertaining area to enjoy the summer sunshine and stunning countryside backdrop. Mature hedging, trees and flowers border this beautiful landscaped garden along with garden shed, greenhouse and outside tap.







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: YOV313837 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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