



Connells

Salmon Street
Mere WARMINSTER



Property Description

Connells are delighted to welcome this stunning four bedroom detached family home to the market. The property is situated in the desirable town of Mere within the popular CJ Fry's Development. You will be greeted by a row of mature shrubs surrounded by white pebbles that follows on to a step up to the salmon pink front door. Inside you will find a downstairs cloakroom, a modernised kitchen/diner with a range of integral AEG appliances, a good size lounge with Karndean flooring and a media wall. Upstairs there is plenty of storage space along with four good size bedrooms, an ensuite to the master and a separate family bathroom. Outside, the fully enclosed rear garden is mainly laid to lawn with a patio area covered by a wooden pergola, an integral garage and off road parking to the rear of the property for two vehicles.

Entrance Hall

The entrance hall has a double glazed window and a part glazed door to the front with Karndean flooring. There is a smoke detector, a telephone point and a radiator.

Cloakroom

The downstairs cloakroom has a wash hand basin with mixer taps and a tiled splash back, WC, a radiator and tiled flooring.

Lounge

18' 9" x 9' 5" (5.71m x 2.87m)

The lounge has a double glazed window to the front, double patio doors leading out to the rear garden, two radiators and Karndean flooring.

Kitchen/diner

18' 8" x 9' 8" (5.69m x 2.95m)

This open plan kitchen/diner has double glazed windows to the front, side and rear with LED lights, a radiator and tiled flooring. There are wall and base units with a tiled splash back and granite work surfaces, an eye level double oven, a gas hob with an overhead extractor fan, a 1 1/2 bowl sink/drainer and an integral dishwasher and fridge/freezer.

Utility Room

7' 4" x 6' 7" (2.24m x 2.01m)

The utility room has a part glazed door to the rear with tiled flooring. There are wall and base units with a tiled splash back and granite work surfaces, a sink/drainer, plumbing available for a washing machine and tumble dryer, an under stairs storage cupboard and a radiator.

Landing

The landing has a double glazed window to the front with a radiator and carpet. There is an airing cupboard that houses the hot water tank and fitted shelving, an additional storage cupboard, access to the loft and a smoke detector.

Bedroom One

14' 7" x 9' 8" (4.45m x 2.95m)

Bedroom one has a double glazed window to the front with a TV point, a radiator and carpet.

Ensuite

The ensuite has a double glazed window to the rear with a large shower cubicle, a floating wash hand basin, WC, a heated towel rail and tiled flooring.

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.79m)

Bedroom two has a double glazed window to the front with a TV point, a radiator and carpet.

Bedroom Three

10' 8" x 10' 3" (3.25m x 3.12m)

Bedroom Three has a double glazed window to the front with a radiator and carpet.

Bedroom Four

11' 9" x 8' 9" (3.58m x 2.67m)

Bedroom four has a double glazed window to the rear with a radiator and carpet.

Bathroom

The main bathroom has a double glazed window to the rear with vinyl flooring. There is a bath with an overhead shower, a floating wash hand basin, WC, a heated towel rail and a mirror lighting with a built in shaving point.

Gardens

Running along the front of the property is white pebbles with a row of mature shrubs and a step leading up to the front door of the property. The fully enclosed rear garden is mainly laid to lawn with fence around. It has an area of patio that covered by a wooden pergola, a raised flower bed tucked away in the corner, a cold water tap, an outside light, a door into the garage and access to the rear via a gate.

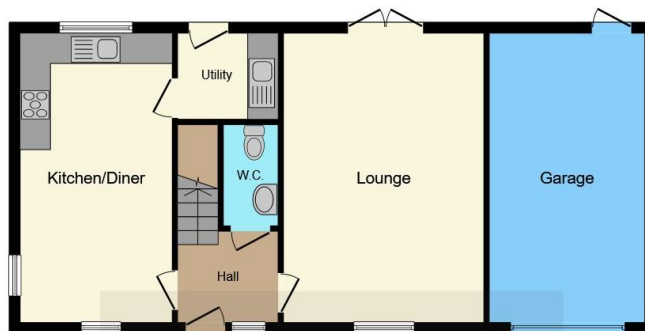
Parking

There is an integral garage (19'9 x 10'4) at the front of the property that has an up and over door, power, lighting, a gas central heating boiler and a door into the rear garden. Additionally, there is off road parking for two vehicles at the rear of the property.

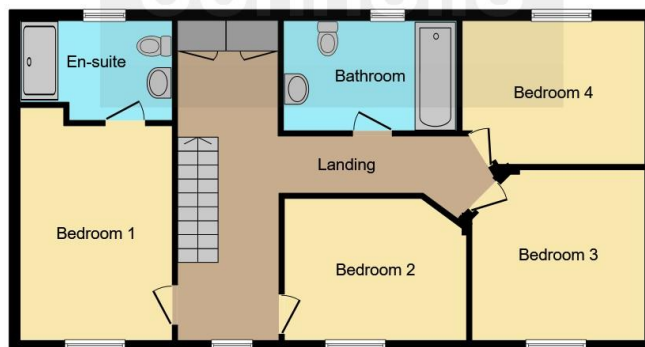








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/GIL305363

Tenure: Freehold



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