



Connells

Orchard Edge Devenish Lane
Bayford Wincanton



Property Description

Connells are delighted to present this individual 4-bedroom detached home located in the highly sought-after location of Bayford, Somerset. Boasting a huge amount of kerbside appeal, this vast home boasts the flexibility and versatility necessary to accommodate almost every home mover. The ground floor comprises a beautiful extension on the rear of the property, offering a sunroom fitted with a log burner and a cloakroom, as well as a conversion of half of the garage space to offer a bedroom and wet room, suited to those with mobility issues. The impressive size of this property is something to be admired and it is equalled in the size of the rear garden, the serenity of being on a quiet road and the amount of off-street parking available.

Entrance Porch

The entrance porch has two double glazed windows to the front of the property and two double glazed windows to the side of the property.

Entrance Hall

The entrance hall has understairs storage.

Cloakroom

The cloakroom has a double glazed, frosted window to the side of the property. It has a WC, large hand wash basin and an extractor fan.

Lounge

18' 7" max x 19' 11" max (5.66m max x 6.07m max)

The lounge has four double glazed windows to the front of the property and French double doors to the rear garden. It has two TV points, an Internet point, two radiators and a log burner.

Kitchen

25' 3" max x 7' 11" max (7.70m max x 2.41m max)

The kitchen has three double glazed windows to the rear of the property and double doors to the sunroom. It has both wall and base units, an extractor hood, a 1 and a half bowl sink and drainer, combi boiler, a radiator as well as space for a fridge freezer, dishwasher and a rangemaster.

Dining Room

12' 11" x 9' 11" (3.94m x 3.02m)

The dining room has two double glazed windows to the front of the property and a radiator.

Utility Room

12' 7" x 5' 3" (3.84m x 1.60m)

The utility room has three double glazed windows to the rear of the property, a door to the rear garden and space for white goods.

Sunroom

15' 4" max x 13' 8" max (4.67m max x 4.17m max)

The sunroom has four double glazed windows to the side of the property, three double glazed windows to the rear of the property, two skylights, French double doors to the garden and a log burner.

Bedroom 4

13' 8" x 8' 4" (4.17m x 2.54m)

Bedroom 4 has two double glazed windows to the front of the property and a TV point.

Wet Room

The ground floor wet room has a WC, hand wash basin, shower cubicle, heated towel rail and an extractor fan.

First Floor

Landing

The landing has a double glazed window to the front of the property and a sky light. It has a smoke alarm, radiator, loft hatch, and two integrated wardrobes.

Bedroom 1

16' 10" max x 13' max (5.13m max x 3.96m max)

Bedroom 1 has three double glazed windows to the rear of the property and two double glazed windows to the front of the property. It has a storage cupboard and a radiator.

En Suite

The en suite has a skylight, WC, bidet, hand wash basin, shower cubicle, heated towel rail and a storage cupboard.

Bedroom 2

11' 6" max x 13' 3" max (3.51m max x 4.04m max)

Bedroom 2 has three double glazed windows to the front of the property, a radiator and an integrated wardrobe.

Bedroom 3

9' 10" x 7' 9" (3.00m x 2.36m)

Bedroom 3 has a skylight and a radiator.

Bathroom

The bathroom has a double glazed, frosted window to the rear of the property. It has a WC, hand wash basin. a corner bath, shower cubicle, heated towel rail and an extractor fan.

Outside

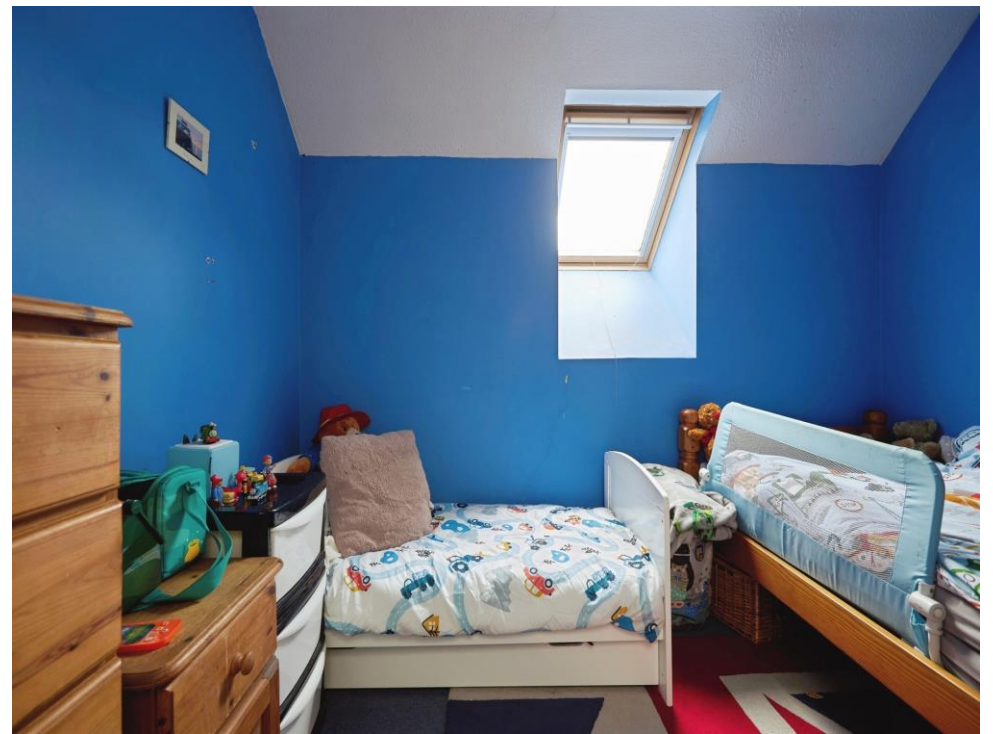
Front Garden

The front garden has gravel areas with fence and hedge borders. It has driveway parking for multiple vehicles.

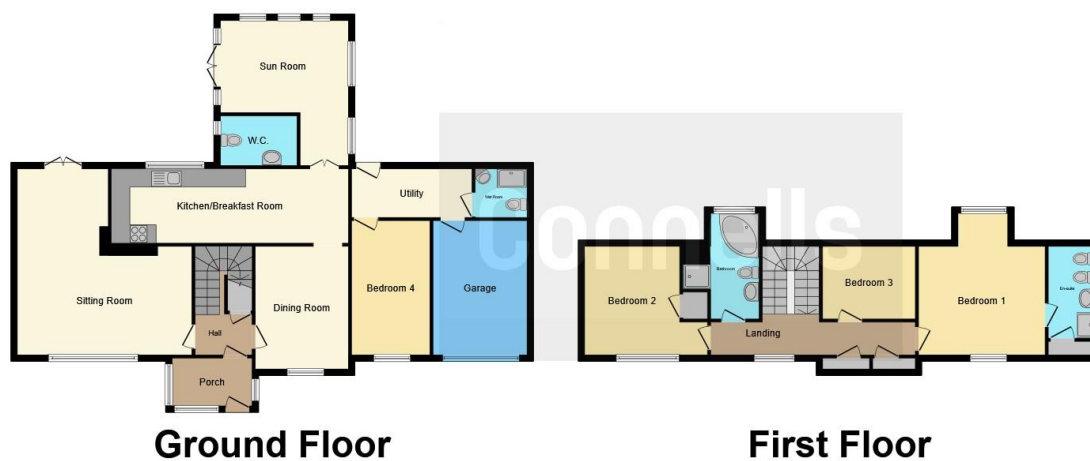
Rear Garden

The rear garden has a large lawn space and patio areas. It has fence and hedge borders, an external light, an external tap, and a shed.









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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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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