



Little Lamb, Axeford, Chard Junction, Chard TA20 4QL

welcome to

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Fox & Sons are delighted to bring to the market this spacious three bedroom semi detached home, situated in Chard Junction, offering beautiful countryside views and flexible living accommodation.

Entrance Hallway

Entered via uPVC door with double glazed feature insert, pull out understairs storage, radiator, ceiling light point, spotlights and stairs rising to first floor

Lounge

12' 5" max x 11' 7" max (3.78m max x 3.53m max)
uPVC double glazed bay window to front aspect, woodburner (in working order and fully serviced) with feature wood beam over, alcove recesses, radiator and ceiling light point

Kitchen

18' 10" max x 11' 10" max (5.74m max x 3.61m max)
uPVC double glazed window to rear aspect overlooking garden, tiled floor, feature wooden beam, woodburner (not flue lined) with feature beam over, range of wall and base units with resin worktop over, tiled splashback, breakfast bar with space for stool seating, 1.5 stainless steel drainer sink, integrated double electric oven, induction hob with cooker hood over, integrated dishwasher, space for double fridge/freezer, built in storage cupboard, feature radiator and spotlights

Utility Room

11' 5" x 8' 11" (3.48m x 2.72m)
Entered via feature wood and glass door from kitchen, uPVC double glazed window to rear aspect, farmhouse style door leading to rear garden, range of wall and base units with wood worktop over, part tiled walls, Belfast sink, heated towel rail, space and plumbing for washing machine and tumble drier, wall mounted boiler and spotlights

Cloakroom

Low level WC and ceiling light point

Family Room/Dining Room

10' 7" x 17' 7" (3.23m x 5.36m)
uPVC double glazed window to side aspect, uPVC double glazed doors leading to patio area, exposed wooden floorboards, ceiling light point wall light points

Storage Room

6' 7" x 6' 9" (2.01m x 2.06m)
uPVC double glazed window to rear aspect and ceiling light point

Landing/Study

uPVC double glazed window to front aspect overlooking garden, space for study area, built in storage cupboard, loft hatch with ladder, radiator and ceiling light points

Loft

Accessed via loft hatch and ladder, 3 Velux skylights, fully insulated with electrics and plumbing

Bedroom 1

13' 2" x 11' 5" (4.01m x 3.48m)
uPVC double glazed bay window to front aspect with beautiful countryside views, radiator and ceiling light point

En-Suite

uPVC double glazed opaque window to front aspect, separate shower cubicle with stunning tiled surround, wash hand basin vanity unit with tiled splashback, low level WC, heated towel rail and ceiling light point

Bedroom 2

11' 5" x 11' 5" max (3.48m x 3.48m max)
uPVC double glazed window to rear aspect overlooking garden, radiator and ceiling light point





Bedroom 3

13' 10" x 9' 2" (4.22m x 2.79m)
uPVC double glazed window to front aspect with beautiful countryside views, radiator and ceiling light point

Bathroom

uPVC double glazed opaque window to rear aspect, panel bath, double walk in shower with rainfall shower head, vanity unit with wash hand basin, low level WC and storage, part tiled walls, heated towel rail and spotlights

Garage

16' 2" x 9' 5" (4.93m x 2.87m)
Accessed either internally through utility room or externally through electric garage door, power and lighting

Parking

Gated private driveway with space for numerous vehicles, raised beds, laid to lawn area and paved steps leading up to front door

Rear Garden

Paved patio area accessed via family/dining room and utility room, log store, laid to lawn with mature trees and plants, water butt, outside tap and side access to front of property

Agent's Note

Brand newly fitted carpets throughout the first floor (excluding bedroom 3)



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welcome to

Little Lamb, Axeford, Chard Junction, Chard

- SEMI-DETACHED THREE DOUBLE BEDROOM HOME
- STUNNING KITCHEN & ADJOINING FAMILY/DINING ROOM
- COUNCIL TAX BAND C
- MASTER BEDROOM WITH EN-SUITE
- SPACIOUS LANDING WITH STUDY SPACE

Tenure: Freehold EPC Rating: C

£350,000



Total floor area 137.1 m² (1,476 sq.ft.) approx

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:
AXM104415 - 0003

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