



**Furland Road, Crewkerne TA18 8DD**



**welcome to**

**Furland Road, Crewkerne**

An extremely well presented three bedroom semi-detached house with larger than first expected extended accommodation including a super kitchen/diner. Outside there is a large enclosed rear garden with useful workshops and driveway parking.



## Ground Floor

### Entrance Hall

Double glazed door to front. Cupboard. Stairs rising to first floor. Radiator.

### Cloakroom

Side aspect double glazed window. Fitted with a wash hand basin and WC.

### Living Room

12' 7" x 9' 3" ( 3.84m x 2.82m )  
Front aspect double glazed window. Radiator.

### Snug Area

13' 11" x 12' 5" ( 4.24m x 3.78m )  
Radiator. Floating ceiling with LED lights.

### Kitchen / Dining Area

21' 5" x 14' 4" ( 6.53m x 4.37m )  
Rear aspect double glazed window. Double glazed bi-fold door to rear. Double glazed skylight into dining area. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Breakfast bar. Cooker with five burner gas hob and cooker hood over. Under counter integral fridge and dishwasher. Two radiators.

### Utility Room

9' 9" x 9' 10" ( 2.97m x 3.00m )  
Side aspect double glazed window. Fitted base and wall units. Work surface incorporating a stainless steel sink and drainer. Space for washing machine. Under stairs cupboard. ? Boiler.

## First Floor

### Landing

Stairs from entrance hall. Cupboard. Access to loft.

### Bedroom 1

13' 10" x 10' 5" plus door recess ( 4.22m x 3.17m plus door recess )  
Rear aspect double glazed window. Fitted wardrobe. Radiator.

### Bedroom 2

12' 6" x 9' 3" ( 3.81m x 2.82m )  
Front aspect double glazed window. Radiator.

### Bedroom 3

9' 9" x 8' plus wardrobe ( 2.97m x 2.44m plus wardrobe )  
Rear aspect double glazed window. Built-in wardrobe. Radiator.

### Bathroom

Side aspect double glazed window. Fitted with a white suite comprising a bath with mixer taps and electric shower over, wash hand basin and WC. Fully tiled. Towel radiator.

## Outside

The rear garden is initially laid to patio with steps up to a lawn. A gate gives access to a gravelled driveway, which provides parking and leads to the workshop.

### Workshop Room 1

19' 8" x 8' 5" ( 5.99m x 2.57m )  
Window to front. Door to side. Power and light connected. Open to second part of workshop.

### Workshop Room 2

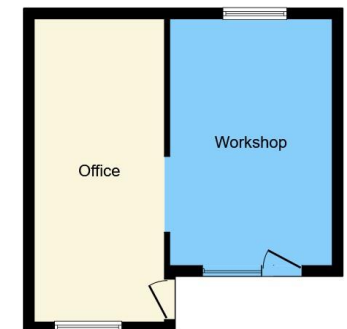
17' 4" x 10' 4" ( 5.28m x 3.15m )  
Front and rear aspect double glazed window. Double glazed door to front.



Ground Floor



First Floor



Outbuilding

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](http://www.focalagent.com)



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## **Furland Road, Crewkerne**

- Semi-Detached House
- Three Bedrooms
- Kitchen / Diner
- Workshop Room
- Enclosed Rear Garden And Driveway Parking
- Council Tax Band: C

Tenure: Freehold EPC Rating: D

**£325,000**



Please note the marker reflects the postcode not the actual property

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