



Brutton Way, Chard TA20 2HB

welcome to

Brutton Way, Chard

This very well presented four double bedroom detached house is ideally situated in a sought after residential estate, The property offers accommodation including a kitchen/diner, conservatory, master bedroom en suite and two bathrooms. Outside there is an enclosed rear garden, garage and parking.



Ground Floor

Entrance Hall

Double glazed door to front. Stairs rising to first floor. Telephone point. Radiator.

Cloakroom

Fitted with a WC and wash hand basin. Part tiled. Extractor fan. Radiator.

Living Room

17' 10" x 11' 8" (5.44m x 3.56m)

Double glazed doors to front and rear. Rear aspect double glazed window. Wall lights. Fitted carpet. TV and telephone point. Two radiators.

Kitchen / Diner

17' 10" x 11' 2" max (5.44m x 3.40m max)

Dual aspect room with double glazed windows to front and rear. Fitted base and wall units. Built-in eye level electric double oven and induction hob with cooker hood over. Wine cooler. Work surfaces incorporating a sink and drainer. Space and plumbing for dishwasher. Wall lights. Plinth lights. Tiled floor. Two radiators.

Utility Room

6' 5" x 5' 6" (1.96m x 1.68m)

Double glazed door to rear. Fitted base and wall units. Work surface incorporating a sink and drainer. Tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Extractor fan. Tiled floor.

Conservatory

24' 1" x 8' 8" (7.34m x 2.64m)

Side and rear aspect double glazed windows. Double glazed door to rear. Electric heater. Power and light connected.

First Floor

Landing

Front aspect double glazed window. Airing cupboard. Fitted carpet.

Bedroom 1

17' 11" x 11' 3" max (5.46m x 3.43m max)

Dual aspect room with double glazed windows to front and rear. Fitted wardrobe. Fitted carpet. Two radiators.

En Suite

Rear aspect double glazed window. Fitted with a shower cubicle, wash hand basin and WC. Tiled walls. Extractor fan. Radiator.

Bedroom 2

12' x 11' 7" max (3.66m x 3.53m max)

Rear aspect double glazed window. Fitted wardrobe. Fitted carpet. Radiator.

Bathroom

Front aspect double glazed window. Fitted with a suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Radiator.

Second Floor

Landing

Double glazed skylight to front. Fitted carpet. Radiator.

Bedroom 3

13' 8" plus recess x 11' 8" (4.17m plus recess x 3.56m)
Front and rear aspect double glazed windows. Cupboard. Access to loft. Fitted carpet. Two radiators. Far reaching views from front window.

Bedroom 4

11' 3" x 9' 7" plus recess (3.43m x 2.92m plus recess)

Rear aspect double glazed window. Cupboard. Fitted carpet. Radiator.

Bathroom

Front aspect double glazed window. Fitted with a suite comprising a corner bath, wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Radiator.

Outside

The enclosed rear garden is laid to lawn and patio with a garden shed. There is also a garage and driveway parking.



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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welcome to

Brutton Way, Chard

- Detached House
- Four Double Bedrooms
- Kitchen/Diner And Utility Room
- Master Bedroom En Suite And Two Family Bathrooms
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£375,000



Please note the marker reflects the
postcode not the actual property

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