



The Laurels, Crewkerne TA18 7BX

welcome to

The Laurels, Crewkerne

A well presented four bedroom detached family home situated in this favoured residential area. The accommodation includes two reception rooms, a kitchen and utility room, and master bedroom en suite. Outside there is an enclosed rear garden, garage and driveway parking.



Ground Floor

Entrance Hall

Double glazed door to front. Front aspect double glazed window. Under stairs cupboard. Fitted carpet. Telephone point. Radiator.

Cloakroom

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

Living Room

16' 4" x 12' 8" max (4.98m x 3.86m max)
Front aspect double glazed window. Side aspect double glazed bay window. Gas fire. Fitted carpet. TV and telephone point. Radiator.

Dining Room

11' x 10' (3.35m x 3.05m)
Double glazed sliding doors to side. Fitted carpet. Telephone point. Radiator.

Kitchen

11' x 10' 4" (3.35m x 3.15m)
Rear aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Cooker. Breakfast bar. Radiator.

Utility Room

11' x 5' 11" (3.35m x 1.80m)
Side aspect double glazed window. Door to rear. Fitted base units. Stainless steel sink and drainer. Boiler. Space and plumbing for washing machine and dishwasher. Fitted carpet.

First Floor

Landing

Front aspect double glaze window. Cupboard. Access to loft. Fitted carpet. Radiator.

Bedroom 1

14' 8" x 10' 11" plus door recess (4.47m x 3.33m plus door recess)
Side aspect double glazed window. Fitted carpet. TV point. Radiator.

En Suite

Side aspect double glazed window. Fitted with a suite comprising a panelled bath with shower over, wash hand basin, bidet and WC. Tiled walls. Radiator.

Bedroom 2

10' 9" plus wardrobe x 10' 4" (3.28m plus wardrobe x 3.15m)
Front aspect double glazed window. Fitted wardrobe. Fitted carpet. Radiator.

Bedroom 3

12' 3" x 11' 1" (3.73m x 3.38m)
Front aspect double glazed window. Fitted carpet. Radiator.

Bedroom 4

9' 11" x 8' 1" (3.02m x 2.46m)
Front aspect double glazed window. Fitted carpet. Radiator.

Bathroom

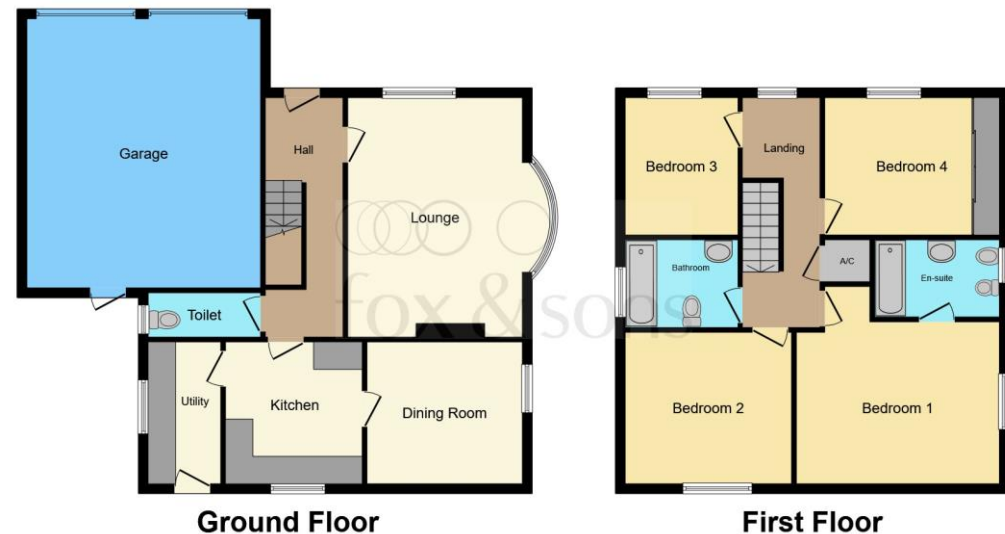
Side aspect double glazed window. Fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC. Tiled walls. Radiator.

Outside

At the front a driveway provides parking and leads to the double garage. The enclosed rear garden is mainly laid to lawn with a patio area. There is a garden shed, workshop and greenhouse.

Double Garage

17' max x 16' 10" max (5.18m max x 5.13m max)
With two up-and-over doors, and power and light connected. Double glazed door to rear. Eaves storage.



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



view this property online fox-and-sons.co.uk/Property/CRK105545



welcome to

The Laurels, Crewkerne

- Detached House
- Four Bedrooms
- Two Receptions
- Master Bedroom En Suite
- Gardens To Front And Rear
- Double Garage And Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105545



Property Ref:
CRK105545 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk