



**Russet Road, Somerton, TA11 6AU**

**welcome to**

**Russet Road, Somerton**

An executive four bedroom detached family home, situated on a no through road, within the delightful Somerset Town of Somerton. The accommodation is presented in excellent decorative order throughout and boasts a wealth of space and natural light.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

Stairs rising to the first floor. Radiator.

### Downstairs Cloakroom

Double glazed window to the rear. Suite comprising wash hand basin with tiled splashback and WC. Radiator.

### Lounge

18' 1" x 14' ( 5.51m x 4.27m )

A lovely light room with two double glazed windows to the front, with fitted blinds and double glazed French doors to the rear opening to the garden. Understairs storage cupboard. Aerial point. Radiator.

### Fitted Kitchen/ Diner

18' 6" x 12' 1" ( 5.64m x 3.68m )

Two double glazed windows to the front, with fitted blinds. Double glazed French doors to the rear opening to the garden. A range of modern fitted wall, base and drawer units with wooden work surface over. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over and glass splashback. Integrated eye level double oven. Integrated dishwasher. Plumbing for washing machine. Integrated for fridge/freezer. Space for American style fridge/freezer. Space for dining table and chairs. Inset spotlights to the ceiling. Radiator.

### First Floor Landing

Access to the loft space. Airing cupboard. Radiator.

### Bedroom One

13' 2" x 10' 7" ( 4.01m x 3.23m )

Two double glazed windows to the front, with fitted blinds. Built in wardrobe. Aerial point. Radiator. Door opening into:

### En Suite

Double glazed window to the rear. Suite comprising enclosed double shower cubicle, wash hand basin and WC. Towel radiator.

### Bedroom Two

11' 3" x 10' 6" ( 3.43m x 3.20m )

Two double glazed windows to the front with fitted blinds. Radiator.

### Bedroom Three

11' 3" x 8' ( 3.43m x 2.44m )

Double glazed window to the rear overlooking the garden with fitted blinds. Radiator.

### Bedroom Four

9' 5" x 8' 1" ( 2.87m x 2.46m )

Double glazed window to the front. Radiator.

### Family Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over with glass side screen. Wash hand basin. WC. Towel radiator.

### Garage

Up and over door to the front. Power and extra installed lighting.

### Front Garden

Access via a gated tarmac driveway, leading to the garage and providing off road parking. Gated side access leading to the rear garden.

### Rear Garden

A fully enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. The garden is bordered with a variety of decorative shrubs and flowers. Garden shed. Outside tap, light and sockets.

### Agent Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.

### N B

Two years remaining on NHBC warranty.



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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welcome to

## Russet Road, Somerton

- Executive Detached Family Home
- Four Double Bedrooms with En Suite to Master
- Spacious Accommodation
- Garage & Driveway Parking
- Council Tax Band - E

Tenure: Freehold EPC Rating: B

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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