



**Golden Pennies, Over Stratton, South Petherton, TA13 5LQ**



**welcome to**

**Golden Pennies, Over Stratton, South Petherton**

A charming four bedroom detached family home, offered for sale with no onward chain, situated in the picturesque village of Over Stratton & within close proximity to local amenities. The accommodation is presented in excellent decorative order throughout boasting a wealth of space & natural light.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

A lovely open entrance hall with a beautiful floating oak and glass staircase rising to the first floor. Radiator.

### Downstairs Cloakroom

Suite comprising wash hand basin inset to vanity unit and WC.

### Fitted Kitchen

17' 7" x 9' 5" ( 5.36m x 2.87m )

A recently refurbished fitted kitchen with double glazed windows to the front and rear with fitted feature wooden shutters. A range of fitted wall, base and drawer units with marble work surfaces over and under unit lighting. One and a half bowl sink and drainer with mixer tap. Space for free standing range style cooker with glass splashback and cooker hood over. Built in microwave. Integrated dishwasher. Space for American fridge/freezer. Radiator. Door opening into:

### Utility Room

13' 5" x 7' 2" ( 4.09m x 2.18m )

Double glazed window to the rear with feature wooden shutters. A range of fitted wall and base units with work surface over and complementary tiled surround. Single bowl stainless steel sink with mixer tap. Plumbing for washing machine and tumble dryer. Wall mounted central heating boiler. Radiator. Double glazed stable style door to the side, opening to the rear garden.

### Dining Room

11' 5" x 11' 1" ( 3.48m x 3.38m )

A fantastic multipurpose room, currently used as a dining room with ample space for a dining table and chairs, but could also be used as a home office or playroom. Double glazed window to the front with feature wooden shutters. Radiator.

### Lounge

16' 4" x 14' 3" ( 4.98m x 4.34m )

A lovely light room with double glazed French doors to the rear opening to the sun room. Feature fireplace with multi fuel burner inset. Aerial point. Two radiators.

### Sun Room

14' 9" x 8' 10" ( 4.50m x 2.69m )

A perfect addition to the property, providing a peaceful space to enjoy the summer months. Double glazed windows to the rear and sides with integrated blinds. Two radiators. Double glazed French doors to the rear opening to the garden.

### First Floor Landing

Access to the loft space with a ladder and light. Double doors opening to the airing/storage cupboard. Inset spotlights to the ceiling.

### Bedroom One

16' 4" x 14' 2" ( 4.98m x 4.32m )

Double glazed window to the rear overlooking the garden. Fitted wardrobe. Space for free standing furniture. Radiator. Door opening into:

### En Suite

Double glazed window to the side. Suite comprising enclosed shower cubicle. Twin glass wash hand basins, with mixer taps and inset to vanity unit. WC. Inset spotlights to the ceiling. Radiator.

### Bedroom Two

11' 5" x 11' 1" ( 3.48m x 3.38m )

Double glazed window to the front. Fitted wardrobes. Space for free standing furniture. Radiator.

### Bedroom Three

11' x 8' 9" ( 3.35m x 2.67m )

Double glazed window to the front. Space for free standing furniture. Radiator.

### Bedroom Four

9' 9" x 7' 5" ( 2.97m x 2.26m )

Double glazed window to the rear overlooking the garden. This room is currently utilised as a home office but would also be an ideal baby room or dressing room. Radiator.

### Family Bathroom

Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower attachment. Wash hand basin and WC. Shaver point. Inset spotlights to the ceiling. Radiator.

### Double Garage

16' 4" x 16' 3" ( 4.98m x 4.95m )

Electric door to the front. Personal door to the side opening to the rear garden. Ladders leading into the loft space, providing ample space for a hobby room. Power and light.

### Front Garden

Access via double wooden gate, opening to the driveway with turning circle, providing ample off road parking and leading to the double garage and rear garden. To the front elevation are dwarf Hamstone walls with decorative plant and flower borders leading to the front entrance.

### Rear Garden

A fully enclosed landscaped rear garden, with a paved patio area abutting the property, providing an ideal area for BBQ's and entertaining. The garden is then laid to lawn with a variety of decorative plant and flower borders. There is a further patio area to the foot of the garden, perfect for enjoying the summer sunshine.

### Agent Note

There are private solar electric panels and solar hot water panels to the property which are currently owned by the vendor.



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## Golden Pennies, Over Stratton, South Petherton

- Stunning Village Location
- Charming Detached Family Home
- Four Bedrooms with En Suite to Master
- Three Reception Rooms
- Utility Room & Downstairs Cloakroom

Tenure: Freehold EPC Rating: B



# £550,000

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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postcode not the actual property

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YEO108289 - 0003

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