



**Holly House, Middle Street, East Lambrook,  
South Petherton TA13 5HH**



**welcome to**

**Holly House, Middle Street, East Lambrook, South Petherton**

A four bedroom detached family home, situated in the delightful village of East Lambrook & within close proximity to local amenities and the idyllic Manor Gardens. The accommodation offers a wealth of space & natural light throughout and externally boasts driveway parking, garage & generous gardens.



### Entrance

Double glazed sliding doors to the front, opening into:

### Entrance Porch

Door opening into:

### Entrance Hall

Double glazed window to the front. Stairs rising to the first floor with understairs storage cupboard. Radiator.

### Downstairs Cloakroom

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

### Dining Room

14' 9" x 11' 3" ( 4.50m x 3.43m )

Double glazed patio doors to the rear opening to the garden. Radiator. Doors opening into the kitchen and lounge.

### Kitchen

11' 3" x 8' 2" ( 3.43m x 2.49m )

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Double bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker. Plumbing for dishwasher. Space for fridge/freezer. Radiator.

### Lounge

23' 5" x 13' 3" ( 7.14m x 4.04m )

A lovely spacious and light room with double glazed windows to the front, rear and side. Double glazed patio doors to the side, opening into the conservatory. Feature fireplace with gas fire inset. Aerial point. Two radiators.

### Conservatory

13' 11" x 7' 4" ( 4.24m x 2.24m )

Double glazed windows to the front, rear and side. Double glazed French doors to the rear, opening to the garden.

### First Floor Landing

Double glazed window to the front. Access to the loft space. Airing cupboard.

### Bedroom One

14' 6" max x 12' 3" into wardrobe ( 4.42m max x 3.73m into wardrobe )

A lovely light room with double glazed windows to the front and side. A range of built in wardrobes. Radiator. Door opening into:

### En Suite

Double glazed windows to the rear and side. Suite comprising enclosed shower cubicle, wash hand basin and WC. Electric light up mirror and shaver point. Towel radiator.

### Bedroom Two

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

Double glazed window to the front. Radiator.

### Bedroom Three

10' 6" x 8' 5" ( 3.20m x 2.57m )

Double glazed window to the rear overlooking the garden. Radiator.

### Bedroom Four

8' 5" x 6' 10" ( 2.57m x 2.08m )

Double glazed window to the rear overlooking the garden. Radiator.

### Bathroom

Double glazed window to the rear. Suite comprising walk in shower, wash hand basin and WC. Shaver point. Radiator.

### Integral Garage

16' 9" x 8' 11" ( 5.11m x 2.72m )

Electric up and over door to the front. Power and light. Door opening into:

### Utility Room

8' 10" x 6' 11" ( 2.69m x 2.11m )

Double glazed door to the rear opening to the garden. Double glazed window to the side. A range of fitted wall and base units with work surface over Single bowl stainless steel sink and drainer. Plumbing for washing machine. Door opening into the garage.

### Front Garden

Access via a hardstanding driveway, leading to the garage and providing ample off road parking. The garden is laid to lawn with mature hedge and tree borders. Gated side access leading to the rear garden.

### Rear Garden

A fully enclosed rear garden, laid mainly to lawn with garden shed and outside tap. To the side of the garden is a shingle area, currently used for the hot tub. To the foot of the garden is a raised patio area, providing an ideal seating/entertaining spot to enjoy the summer sunshine.



Ground Floor



First Floor

Total floor area 163.0 m<sup>2</sup> (1,755 sq.ft.) approx

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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## Holly House, Middle Street, East Lambrook, South Petherton

- Detached Family Home
- Four Bedrooms with En Suite to Master
- Three Reception Rooms
- Garage & Driveway Parking
- Council Tax Band - E

Tenure: Freehold EPC Rating: E

# £550,000



Please note the marker reflects the  
postcode not the actual property

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