

A two-story house made of light-colored stone blocks. The roof is covered in reddish-brown tiles. There are several windows with dark frames. A central front door is visible, flanked by windows. To the right of the house is a garage with a dark brown door. The house is surrounded by a green lawn and some bushes. A paved driveway leads to the garage. The sky is blue with some clouds.

Symonds
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18 Matfurlong Close

Martock, Somerset

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Martock
Somerset
TA12 6LD



- Detached Modern House
- South Facing Secluded Rear Garden
- Immaculate Decorative Condition Throughout
 - Beautiful Tree Lined Cul-De-Sac
 - Walkable to All Town Amenities
 - En Suite Shower Room
 - Large Family Bathroom
 - Ample Parking
 - One Not To Be Missed!

Guide Price **£485,000**

Freehold

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THE DWELLING

This property was originally built as a four bedroom detached house, which the current owners have rejuvenated and reconfigured during the past few years to provide a lovely, bright and airy home, beautifully decorated - a real gem! The property enjoys a south facing rear garden and has a very high degree of privacy and seclusion, looking onto mature trees and fauna to the rear. One of a handful of properties, located in a beautiful tree lined cul-de-sac.

This delightful house offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed bathrooms ensure that morning routines run smoothly, providing ample facilities for everyone.

The heart of the home features the generous and inviting sitting/dining room, perfect for entertaining guests or enjoying quiet evenings with family. There is a very well fitted kitchen/breakfast room with integral dishwasher, induction hob, extractor hood, double eye level electric oven, together with a very good sized utility room (integral to the kitchen via an access way) and a further boot room/hobbies/potential office. These versatile spaces can be tailored to suit your lifestyle.

Outside, the property boasts parking for up to four vehicles, a valuable asset in today's busy world. The original garage, which has an electric roller door, power and light, has been divided to create the boot room/potential office, but could easily be returned to a full garage.

Located in the picturesque village of Martock, residents can enjoy a peaceful environment while still being within easy reach of local amenities, schools, and transport links. This property presents an excellent opportunity for those looking to settle in a welcoming community.

In summary, this house on Matfurlong Close is a wonderful home that combines space, comfort, and practicality in a desirable location. Don't miss the chance to make this lovely property your own.





OUTSIDE

This lovely home is approached via a very pleasant mature access road/cul-de-sac with manicured gardens on either side and leads to the front garden, which is mainly laid to lawn with mature shrubs and trees. There is a driveway providing parking for 3/4 vehicles. There is a side gate with access to the rear garden.

The rear garden is a real delight, being south facing and has a pleasant aspect to mature trees and shrubs. There are two paved terraced areas ideal for alfresco dining and enjoying the sunshine, together with rose and shrub borders, and a well manicured lawn. There is also an outside water tap and a further side utility area ideal for storing bikes, lawn mowers etc.



SITUATION

This lovely house sits at the end of a short cul-de-sac location within walking distance of Matock's extensive amenities, close to the heart of this pretty, thriving village with many attractive, honey coloured Hamstone houses and cottages centred around the magnificent parish church. The village has an excellent range of facilities including a doctor's surgery, post office, hotel & pub, dentist, supermarket, newsagent, bakers and library amongst other amenities.

The larger and commercial centres of Yeovil and Taunton are easily accessible by road, and the quaint historic Abbey town of Sherborne, with its castle ruins is within easy reach.

The main A303, a major route linking London with the West Country is just a couple of miles away and there are mainline railway stations at Yeovil (London Waterloo about 2½ hours), Crewkerne and Castle Cary (London Paddington about 95 minutes).

The surrounding countryside is rich in recreational activities and walks, nearby is Sutton Bingham Reservoir, which hosts a range of water sports. The Jurassic coastline (Lyme Regis) lies approximately 35 minutes (23 miles) driving distance providing further recreational activities. There are golf courses at Long Sutton, Wheathill, Yeovil and Cricket St Thomas.



DIRECTIONS

What3words:

///chapels.direction.picnic

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - Available both indoors and outside
(Information from Ofcom <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

The current owners have completed the following upgrade to the property:

1. Replacement gas boiler - 2021
2. Replacement electrical consumer unit - 2021
3. New bathroom - 2021
4. Install ensuite - 2021
5. Create boot room & storage at rear of garage - 2022

Council Tax Band: E

Flood Risk: Very Low

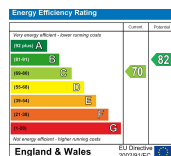
Matfurlong Close, Martock

Approximate Area = 1265 sq ft / 117.5 sq m

Garage Store = 92 sq ft / 8.5 sq m

Total = 1357 sq ft / 126 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1305658



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