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SYCAMORE CLOSE, SHIPHAM, NORTH SOMERSET. BS25 1TY



£480,000 FREEHOLD

Passionate about Property

Extended, spacious three bedroom detached home situated in a peaceful cul-de-sac in the centre of the village of Shipham, a few moments walk from the local school. The property is situated on a generous plot with a South facing, garage and driveway parking. Call now to view!

Council Tax Band: D

Location

Shipham is a highly sought after village nestled beautifully within the surrounding Somerset countryside, an area of outstanding natural beauty, ideally situated for those with a keen interest in outdoor pursuits. Just a short distance from the property, access is available onto the Mendip Hills providing excellent walking, horse riding and mountain biking opportunities with many other pursuits on offer in the local area. Nearby is the local Church of St Leonard's, which traces its foundations back to the mid 13th century and other village amenities including: General Store/ Butcher, Public House/Hotel, Filling Station and the village Hall, the hub of varied activities. A more comprehensive range of facilities are on offer in the village Winscombe. With education very much in mind for some there are an excellent range of schools serving the local community with primary education available in Shipham.

Entrance Hall

Door to front. Stairs to first floor. Radiator. Doors to:





Downstairs W.C

Upvc double glazed window. WC. Wash basin. Radiator.

Kitchen / Breakfast Room

Extensive fitted kitchen with built in appliances that include a double oven, electric hob, fridge and dishwasher. Upvc double glazed window to front. Radiator.

Living/Dining Room

A spacious reception room with access into the second living room. Gas feature fireplace. Two Radiators. Range of Upvc double glazed French doors and windows giving access to:

Garden room

A fabulous reception room with skylights set in a vaulted ceiling and views and access to the lovely rear garden through the range of Upvc double glazed French doors and windows. Radiator. Door to:

Utility Room

Fitted cupboards with space for appliances. Stainless steel sink. Access to the garage.





First Floor Landing

Upvc double glazed window to side. Airing cupboard. Radiator. Loft access. Doors to:

Bedroom 1

A spacious double bedroom with built-in wardrobes, radiator and a upvc double glazed window offering hillside views. Door to:

Ensuite & Dressing Room

A spacious, multi-use room with a shower cubicle. Ample space for a dressing area or home office set up. Upvc double glazed window.

Bedroom 2

Upvc double glazed window to rear with hillside views. Radiator.

Bedroom 3

Upvc double glazed window to front. Built in wardrobe. Radiator.





Bathroom

Upvc double glazed window to front. Bath, WC, pedestal wash basin. Radiator.

Driveway & Garage.

Off street parking on the driveway leads to the single garage with up and over door to front, power and light, door to utility room.

Front Garden

Laid to lawn with flower beds and a natural stone wall border.

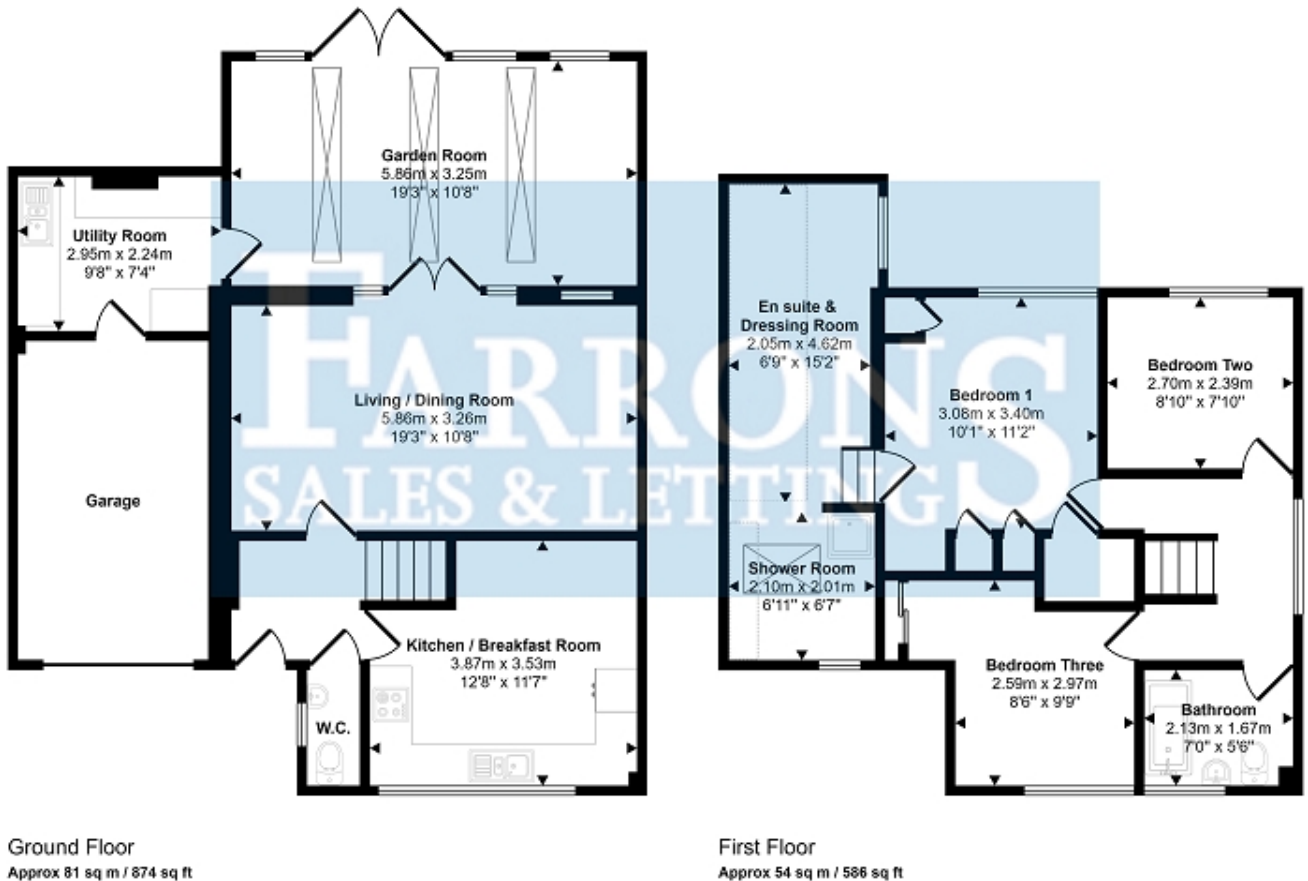
Rear Garden

A generous, South facing rear garden that is attractively bordered with timber fencing and a natural stone wall at the end. The garden is predominantly laid to lawn, with a garden shed and a decked terrace with stone paving to the side access point.

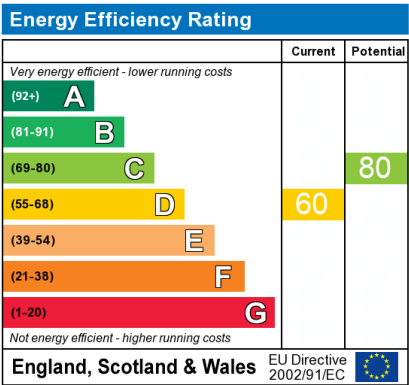


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Approx Gross Internal Area
136 sq m / 1461 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract