



Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: Band D (50)

Services: Mains Gas, Electric, Water and Drainage.

Viewings

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £475,000

**Ducklings, Lower Coombses, South Chard, Nr
Chard, Somerset TA20 2SX**

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Guide Price £475,000

- Spacious Detached Property
- South Facing Mature Private Gardens
- 4 Double Bedrooms, Balcony to Master
- Modern Fitted Kitchen/Breakfast Room
- Sitting Room, 20ft Family Room & Dining Room
- First Floor White Suite Bathroom & Separate Shower Room
- Good Size Landing with Study Space
- Double Glazing & Gas Fired Heating
- Double Garage, Further Detached Garage & Off Road Parking

Situated on the quiet 'No Through' lane of Lower Coombes, South Chard is Ducklings, a spacious and extremely well presented detached 4 double bedroom, 3 reception room property with mature south facing private garden and the added benefit of a larger than average double garage, further detached garage and off road parking for multiple vehicles. The property comprises; entrance hall, sitting room with fireplace and log burner, 20ft family room with access to the garden, separate dining room, modern fitted kitchen/breakfast room with integrated appliances, spacious landing with study space, balcony to the master bedroom with views over the garden, white suite bathroom and a separate shower room. Further benefits from a cloakroom accessed from the double garage, double glazing, gas fired heating and under floor heating to the majority of the ground floor.



Approach

Approached from the quiet 'no through' lane of Lower Coombes to the off road parking area heading the attached double garage and the composite front door opening to:

Entrance Hall

A good size hall with stairs rising to the first floor, single panel radiator, wall mounted thermostat and a built in storage cupboard. Smoke detector. Tiled flooring with under floor heating continuing through to:

Dining Room: 12' 1" x 8' 11" (3.69m x 2.71m)

With a single panel radiator, recessed ceiling spotlights and a wall mounted under floor heating thermostat. Door to the kitchen and a large opening to:

Family Room: 20' 11" x 10' 11" (6.38m x 3.32m)

A dual aspect room over looking the garden with double glazed windows to the side and rear. Double glazed french doors opening to outside. A double panel and a single panel radiator. Tiled flooring with under floor heating.

Kitchen/Breakfast Room: 12' 2" x 11' 11" (3.70m x 3.64m)

A dual aspect room over looking the garden and fitted with a superb range of white high gloss wall and base units with pull out baskets, all complemented by wood effect square edge worktops over. Inset one and a half bowl and drainer with mixer tap over. Space for a gas range style cooker with a stainless steel splash back and chimney style extractor over. Integrated Bosch dishwasher, microwave oven, Hotpoint washing machine and a full size fridge. Breakfast bar feature with space for seating under. Double panel radiator, recessed ceiling spotlights, tiled flooring with under floor heating and an internal door opening to the attached double garage.

Sitting Room: 16' 2" x 12' 0" (4.93m x 3.66m)

Attractive feature fireplace with a stone surround, slate hearth and an inset log burner. Dual aspect with double glazed windows to the side and rear, two wall light points, two TV points, a single and a double panel radiator.

First Floor Landing

A spacious landing with space for a study area, double glazed window to the front aspect and access to the roof void. Built in cupboard housing the Baxi gas fired boiler, hot water cylinder tank and immersion heater. Further storage alcove, separate display alcove and a smoke detector.

Bedroom 1: 11' 7" x 10' 2" (3.53m x 3.10m)

Double glazed window and door over looking the garden and opening to the balcony. Built in wardrobe spanning the full width of the room with shelving, drawers and sliding doors. A double and single panel radiator, TV point.

Bedroom 2: 11' 11" x 10' 9" (3.62m x 3.28m)

Double glazed window to the rear aspect, wood effect laminate flooring, single panel radiator and a built in double wardrobe.

Bedroom 3: 14' 2" x 12' 3" (4.32m x 3.74m) (max)

Double glazed window to the rear aspect and a single panel radiator.

Bedroom 4: 10' 1" x 9' 2" (3.08m x 2.80m)

Double glazed window to the front aspect, single panel radiator and a built in storage alcove.

Bathroom: 8' 8" x 7' 7" (2.65m x 2.32m) (max)

Fitted with a modern white three piece suite comprising; panel bath with a mixer tap and shower attachment over. Pedestal wash hand basin with a mixer tap over and a low level WC. Obscure double glazed window to the side aspect, part tiled walls, chrome ladder style heated towel rail, built-in storage cupboard and an extractor.

Shower Room: 7' 7" x 5' 6" (2.31m x 1.68m)

Fitted with a white three piece suite comprising; cubicle with a glass door, wall mounted thermostatic shower and a rainfall head over. Vanity unit with an inset wash hand basin and illuminated mirror fronted cabinet over. Obscure double glazed window to the side aspect, part bathroom laminated panelled walls, laminate flooring, chrome ladder style heated towel rail and an extractor.

Attached Double Garage: 26' 1" x 12' 7" (7.94m x 3.84m)

An attached larger than average double garage with an electric up and over door to the front aspect heading the driveway. Double glazed sliding doors opening to the garden and a double glazed window to the side. Stainless steel bowl and drainer with tap over. Power and light connected. Internal access door to the main property and a sliding door to:

Cloakroom: 3' 6" x 3' 2" (1.06m x 0.97m)

Fitted with a white two piece suite comprising; low level WC and a corner wall mounted wash hand basin with mixer tap over. Double glazed window to the rear aspect, tiled walls and flooring.

Detached Garage: 7' 10" x 16' 2" (5.43m x 4.92m) (max)

A substantial timber built garage located at the rear of the property and heading an off road parking space with access to the Lower Coombes Lane. Roller door to the front aspect, window to the side and a rear part glazed access door from the verandah. Power and light connected.

Outside

The property is approached from the quiet 'no through' lane of Lower Coombes and accessed via the driveway heading the double garage and front door.

The south facing mature rear garden is of a good size, enjoys a very high degree of privacy and backs onto a pretty stream. The main lawn can be accessed from the family room doors. Borders and beds are filled with an excellent variety of established trees, shrubs and plants. The detached garage is set to one corner to the rear boundary and accessed from the garden via the verandah and rear access door.