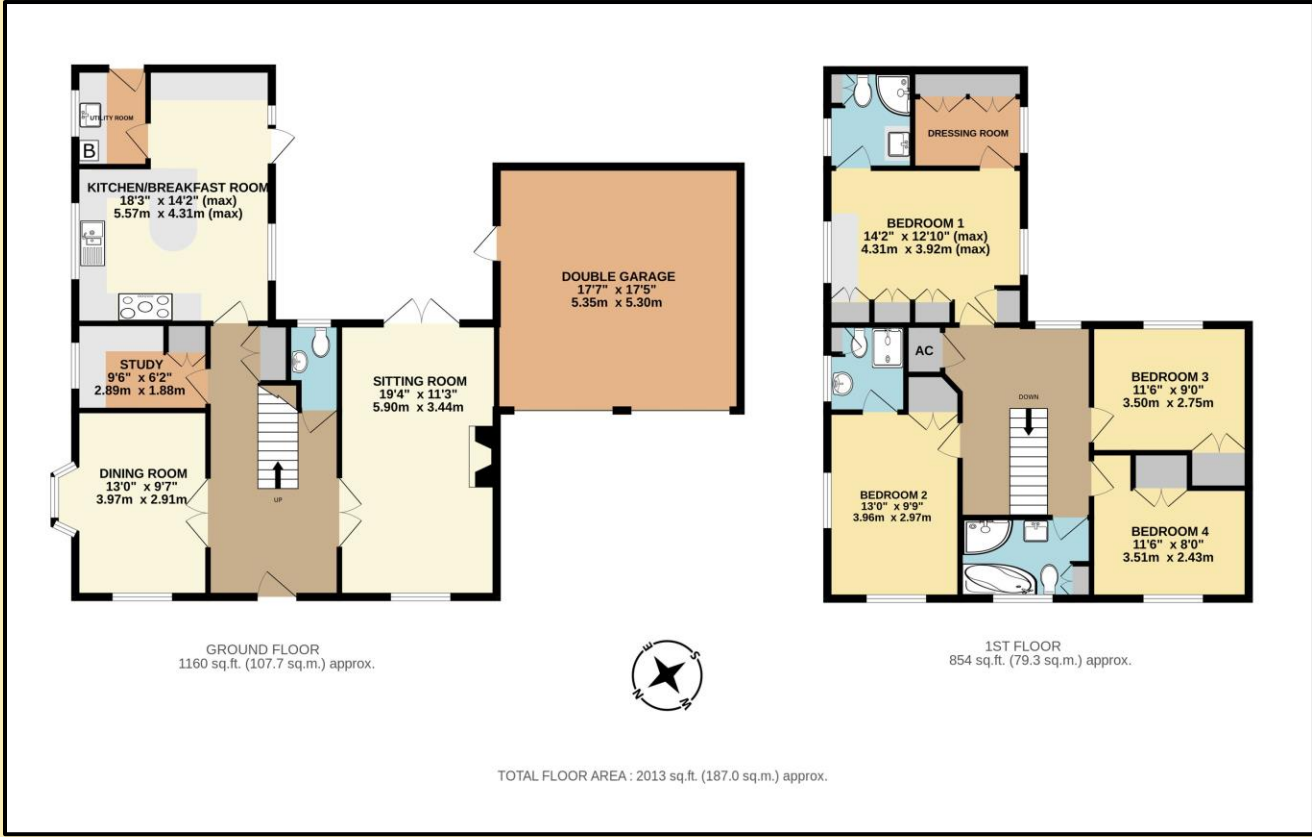




Double Garage: 17' 7" x 17' 5" (5.35m x 5.30m)
Double garage with a pitched and tiled roof providing additional storage within the eaves. Twin up and over doors to the front aspect heading the driveway. Side access door from the garden. Security Light by the garage doors and Power and light connected.

Outside
The outside of the property is very well maintained and benefits from a double width driveway heading the double garage. The front garden is fully enclosed by wrought iron railings and a pedestrian gate opens to the path leading to the front door flanked on either side by lawn. A further wrought iron gate opens to the side path with gravel chipped borders leading to a timber gate opening to:

The enclosed level rear garden is extremely well tended, an artificial lawn is bordered by beds filled with an established variety of mature shrubs, small trees and flowers to provide 'year round' interest and colour. A paved patio is accessed from both the kitchen and sitting room doors. A further paved seating is positioned to one corner. Outside water tap, lights and an external power points are all installed.

Tenure: Freehold **Council Tax:** Band F

Energy Performance Rating: C (73)

Services
Mains Gas, Electric, Water and Drainage.

Viewing
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: £575,000
Lower Meadow, Ilminster, Somerset
TA19 9DR

Independent Sales, Lettings and Property Management Agents
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Tarr Residential

76 Lower Meadow,
Ilminster,
Somerset
TA19 9DR

Guide Price: £575,000

- Beautifully Presented Detached Property
- 4 Double Bedrooms, En-Suite to Bedroom 2
- En Suite & Dressing Room to Master
- Superb Kitchen/Breakfast Room with Quartz Worktops
- Dual Aspect Sitting Room & Separate Dining Room
- Utility Room Study, Spacious Entrance Hall & Landing
- Cloakroom & Updated White Suite Family Bathroom
- Gas Fired Heating & Double Glazing
- Double Garage & Off Road Parking
- Enclosed Front & Private Established Rear Gardens with Patio

Situated within the well regarded Lower Meadow development is this superb 4 double bedroom detached property with double garage, off road parking and well maintained front and private rear gardens. Updated by its current owners with superior fittings the property comprises; large entrance with central staircase, cloakroom, 19ft dual aspect sitting room with fireplace, separate dining room with bay window, study, 18ft beautifully appointed fitted kitchen/breakfast room with quartz worktops, Quooker tap and integrated Neff appliances, utility room, en suite shower room and dressing room to the master bedroom, en suite shower room to bedroom 2 and a superb 4 piece white suite family bathroom. Further benefits from double glazing, gas fired heating and electric under floor heating.



Approach
The main entrance is approached via a wrought iron pedestrian gate heading the path leading to the composite part double glazed front door with storm canopy and outside light on either side. Opening to:

Entrance Hall
A spacious hall with a central staircase rising to the first floor, built in storage cupboard, double panel radiator, telephone point, fibre-optic broadband connection, recessed ceiling spotlights and coving. Door to:

Cloakroom: 6' 0" x 3' 8" (1.84m x 1.11m) (max)
Fitted with a white two piece suite comprising; low level WC and a pedestal wash hand basin with taps and a tiled splash backs over. Obscure double glazed window to the rear aspect, single panel radiator and a tiled floor.

Sitting Room: 19' 4" x 11' 3" (5.90m x 3.44m)
A dual aspect room with a double glazed window to the front and double glazed french doors opening to the rear patio and garden. Feature fireplace with a wood surround, marble hearth and an inset coal effect gas fire. Two double panel radiators, Tv point and a coved ceiling. Glazed double doors opening to the hall.

Dining Room: 13' 0" x 9' 7" (3.97m x 2.91m)
Glazed double doors from the hall and dual aspect with a double glazed window to the front and a double glazed bay window to the side. Double panel radiator and a coved ceiling.

Kitchen/Breakfast Room: 18' 3" x 14' 2" (5.57m x 4.31m)
A stunning room comprehensively fitted with a superb range of solid wood wall, base and pantry units with pull-out baskets and corner carousels. Quartz worktops and upturns over with an inset ceramic one and a half bowl with multi-function Quooker tap over. Space for a large electric Rangemaster cooker with chimney style extractor over. Integrated appliances include; Neff dishwasher, full height fridge and separate freezer. Wine chiller with wine rack over. Breakfast bar feature with space for seating under. Pop up Electric Sockets, Dual aspect with double glazed windows to both side aspects, tiled flooring with under-floor heating, TV point and recessed ceiling spotlights. Double glazed door opening to the rear garden and a further door to:

Utility Room: 8' 9" x 5' 3" (2.67m x 1.59m)
Fitted with matching units and worktop to the main kitchen, inset bowl with a mixer tap over. Space and plumbing for both a washing machine and tumble dryer. Wall unit housing the Vaillant gas fired boiler. Cupboard with storage shelves and plumbed in water softner unit located at bottom of cupboard. Double glazed window to the side aspect, wall mounted electric consumer unit, tiled flooring with under-floor heating and a single panel radiator. Part double glazed door opening to outside.

Study: 9' 6" x 6' 2" (2.89m x 1.88m)
Double glazed window to the side aspect and fitted with a quality range of 'Strachan' fitted cupboards and desk. Single panel radiator and a telephone point.

First Floor Landing
A spacious landing with a double glazed window to the rear aspect. Access to the boarded loft space via a fitted loft ladder with light connected. Built in cupboard housing the hot water cylinder tank and immersion heater. Coved ceiling and a smoke detector.

Bedroom 1: 14' 2" x 12' 10" (4.31m x 3.92m) (max)
Dual aspect with double glazed windows to both sides. Fitted with a superb range of quality 'Strachan' double fitted wardrobes, drawers and dressing table. Two single panel radiators, TV and telephone pints. Doors to the en-suite and:

Dressing Room: 7' 8" x 5' 2" (2.33m x 1.57m)
Double glazed window to the side aspect, single panel radiator and a fitted wardrobe.

En Suite: 7' 2" x 6' 2" (2.19m x 1.88m)
Re-fitted with a modern white three piece suite comprising; quadrant cubicle with a glass door and wall mounted thermostatic shower with rainfall head over. Vanity unit with an inset wash hand basin and mixer tap over, storage below. Low level WC with a concealed cistern. Obscure double glazed window to the side aspect, tiled walls, wall mounted illuminated heated mirror with shaver point, built in storage cupboard, tiled flooring with under-floor heating, chrome ladder style heated towel rail, recessed ceiling spotlights and an extractor.

Bedroom 2: 13' 0" x 9' 9" (3.96m x 2.97m)
Dual aspect with double glazed windows to the front and side. Single panel radiator and a built in double wardrobe. Door to;

En Suite: 6' 2" x 5' 8" (1.87m x 1.73m)
Fitted with a white three piece suite comprising; square tiled cubicle with a glass screen, door and wall mounted thermostatic shower over. Pedestal wash hand basin with taps and a tiled splash back over. Low level WC. Obscure double glazed window to the side aspect, illuminated heated mirror, built in storage cupboard, single panel radiator, extractor and recessed ceiling spotlights.

Bedroom 3: 11' 6" x 8' 11" (3.50m x 2.72m)
Double glazed window to the rear aspect, single panel radiator and a TV point. Built in double wardrobe.

Bedroom 4: 11' 6" x 8' 0" (3.51m x 2.43m)
Double glazed window to the front aspect, single panel radiator and a built in double wardrobe.

Bathroom: 9' 7" x 5' 8" (2.91m x 1.73m)
Updated with a superb white four piece suite comprising; panel bath with mixer tap over. Quadrant cubicle with a glass screen, door and wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin, mixer tap and electric illuminated heated mirror over and storage below. Shaver socket, Low level WC. Obscure double glazed window to the front aspect, tiled flooring with under-floor heating and recessed ceiling spotlights.