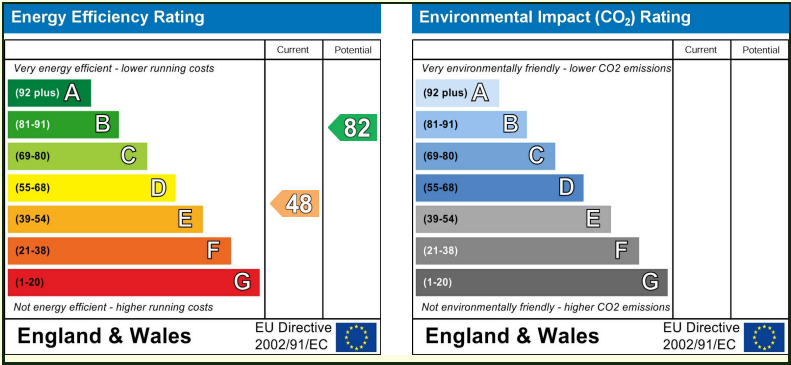




**DERBYSHIRE'S**  
— *Village and Country* —

Whitestones Lyddons Mead, Chard, Somerset,  
TA20 1HD

A deceptively spacious recently extended and renovated detached 3 bedroom chalet bungalow. The property comprises: Entrance hall, sitting room, kitchen, conservatory/dining room, utility, 2 downstairs bedrooms, downstairs bathroom, master bedroom/bathroom/dressing room on the 1st floor, garage, workshop and front and rear gardens. Ample off road parking.



- RECENTLY EXTENDE AND RENOVATED CHALET BUNGALOW
- SITTING ROOM
- KITCHEN
- CONSERVATORY/DINING ROOM
- 2 DOWNSTAIRS BEDROOMS
- DOWNSTAIRS BATHROOM
- UTILITY
- 1ST FLOOR MASTER BEDROOM, BATHROOM AND DRESSING AREA
- GARAGE, DRIVEWAY, WORKSHOP
- FRONT AND REAR GARDENS

Whitestones Lyddons Mead, Chard, Somerset, TA20 1HD  
**Offers In Excess Of £400,000**

### **TO THE FRONT**

A driveway leads to the single garage, a further gated gravel driveway gives added off-street parking. The front garden is laid to lawn with well stocked flower borders.

### **ENTRANCE HALL**

Door to the front, stairs to the first floor, under stairs cupboard, 1 x radiator.

### **SITTING ROOM**

*16'4" x 11'9" (5m x 3.6m)*

Windows to the front and side, TV point, 1 x radiator.

### **KITCHEN**

*11'5" x 11'1" (3.5m x 3.4m)*

Windows to the rear and side, door to conservatory/dining room. A modern fitted kitchen with an extensive range of wall and base units, integral appliances include a fridge, freezer, electric eye level oven, 4 ring ceramic hob with hood over and a dishwasher. 1 1/2 bowl ceramic sink with drainer and mixer tap.

### **CONSERVATORY/DINING ROOM**

*26'2" x 11'1" (8m x 3.4m)*

Doors to both sides and French doors out to the rear garden.

### **BEDROOM 2**

*12'1" x 11'1" (3.7m x 3.4m)*

Window to the front, 1 x radiator.

### **BEDROOM 3**

*11'1" x 10'9" (3.4m x 3.3m)*

Sliding doors to conservatory, built in wardrobes, 1 x radiator.

### **BATHROOM**

*8'6" x 5'10" (2.6m x 1.8m)*

Fully tiled walls, shower cubicle, WC, basin with vanity unit, heated towel rail, extractor fan.

### **UTILITY ROOM**

*5'10" x 5'6" (1.8m x 1.7m)*

Window to the rear, WC, cupboard with worktop and stainless steel sink, space and plumbing for a washing machine and tumble dryer.

### **1ST FLOOR LANDING**

Window to the rear, skylight to the front, dressing area with built in storage.

### **BEDROOM 1**

*13'9" x 12'9" (4.2m x 3.9m)*

Window to the rear, skylight to the front, extensive built in wardrobes, eaves storage, 1 x radiator.

### **BATHROOM**

*13'9" x 7'2" (4.2m x 2.2m)*

Windows to the rear and side, shower cubicle, WC, bidet, basin with vanity unit, heated towel rail, extractor fan.

### **GARAGE**

*16'5" x 9'10" (5.00m x 3.00m)*

A good sized single garage with up and over door, light and power.

### **REAR GARDEN**

A nice sized rear garden mainly laid to lawn with pathways through, flower borders mature trees and shrubs, sizeable wooden workshop and greenhouse, gated access to the front garden.

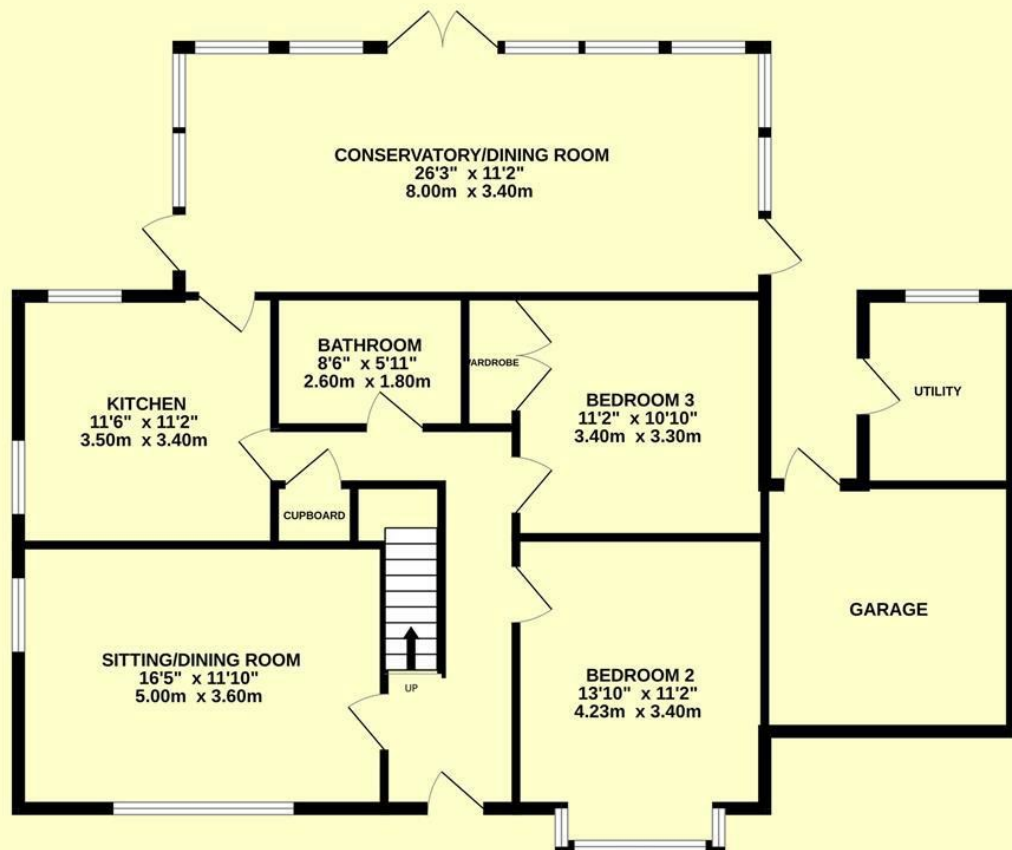
### **SERVICES**

Mains gas, electricity, water and drainage are connected to the property.

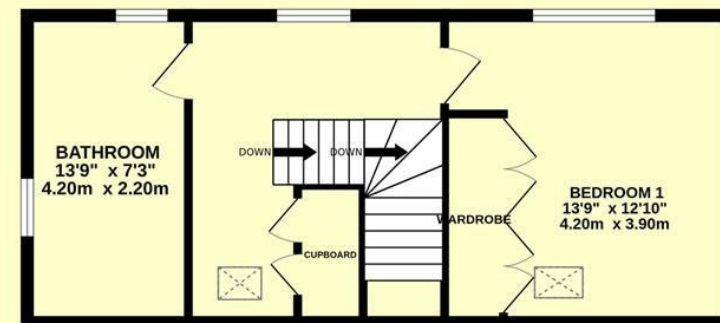
### **LOCAL AUTHORITY**

Somerset Council - Band D.

GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



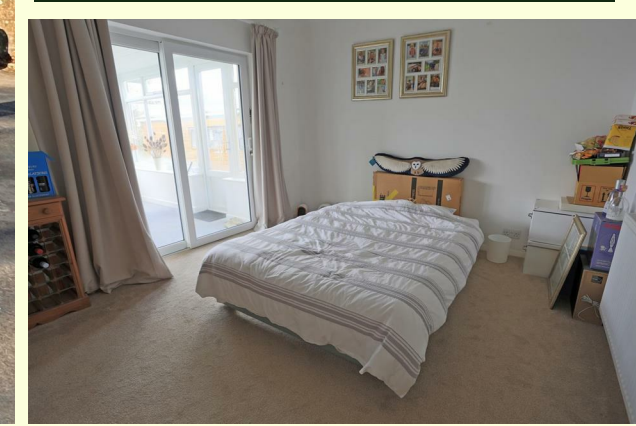
TOTAL FLOOR AREA : 1686 sq.ft. (156.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Directions -**  
From our office in Chard, go down to the bottom of town crossing the roundabout at Tesco. Continue along this road and take the left hand turn onto Lyddons Mead. Follow the road round to the left and continue to the end where the property can be found on the left hand side.





**DERBYSHIRE'S**  
— *Village and Country* —

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