



PARKFIELD STATION ROAD

Crewkerne, TA18 8AL

Price £650,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An impressive and much extended four bedroom detached home with ample driveway parking, garage and large garden backing onto fields with far reaching views. The spacious accommodation in brief comprises entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility room, four bedrooms with an ensuite to the master bedroom and a family bathroom.

Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

The local area

Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

18'5 × 6'2 (5.61m × 1.88m)

With a window to the front aspect, radiator, parquet flooring, stairs rising to the first floor and under stairs storage cupboard.

Sitting Room

14'11 × 14'7 (4.55m × 4.45m)

With a window to the side aspect and bay window with French doors to the rear opening out onto the rear patio. Multi-fuel stove with surround, parquet flooring, radiator and coving.

Dining Room

12'7 × 11'9 (3.84m × 3.58m)

With French doors to the rear aspect opening out onto the patio, tiled floor with underfloor heating, spotlights. Open into:

Kitchen/Breakfast Room

20'5 × 12'11 (6.22m × 3.94m)

With windows to the side and rear aspects. Fitted kitchen comprising wall and base units, drawers and wooden surfaces over island, Belfast sink, space for gas range style oven and an American style fridge/freezer. Wine cooler, built in dishwasher, spotlights, tiled floor with underfloor heating and tiling to all splash prone areas.

Cloakroom

7'9 × 6'1 (2.36m × 1.85m)

With a window to the front aspect, low level WC, wash hand basin and a modern radiator. Door into:

Utility Room

9'2 × 5'5 (2.79m × 1.65m)

Base units, belfast sink, wooden worktops, space for washing machine, door to garage and a door into a storage cupboard housing the gas central heating boiler.

Landing

14'4 × 7'11 (4.37m × 2.41m)

With two windows to the front aspect, airing cupboard, radiator and access to the loft.

Master Bedroom

15'6 × 12'11 (4.72m × 3.94m)

With a window to the rear aspect, radiator, door into:

Ensuite

8'6 × 7 (2.59m × 2.13m)

With a window to the side aspect. Suite comprising walk in shower, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Bedroom Two

15'3 × 12'5 (4.65m × 3.78m)

With a window to the rear aspects, two built in wardrobes and a radiator.

Bedroom Three

14'3 × 12'11 (4.34m × 3.94m)

With a window to the front aspect and a radiator.

Bedroom Four

11'5 × 8'3 (3.48m × 2.51m)

With a window to the rear aspect, built in wardrobe and a radiator.

Bathroom

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail, spotlights and tiling to all splash prone areas.

Garage

12'8 × 11'6 (3.86m × 3.51m)

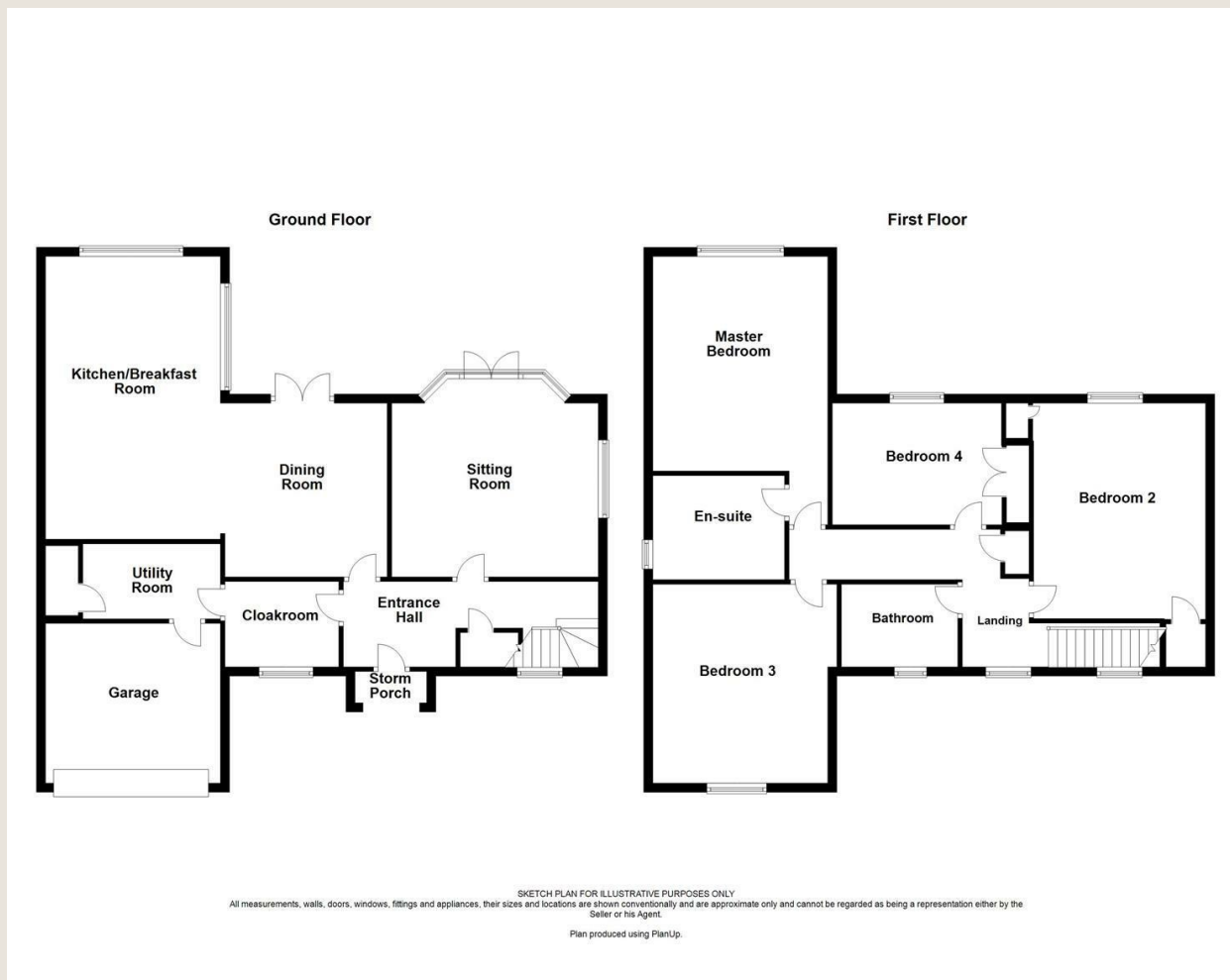
Up and over door, light and power.

Outside

Entering through double gates, ample driveway parking leads to the garage and a patio area, Side access leads to the rear garden which is a generous size, fully enclosed, mainly laid to lawn, pleasant seating area, far reaching views and patio abutting the rear of the property.

Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. The boiler was installed in June 2018 and last serviced in January 2024. The works for the two storey kitchen extension were completed in 2018. The electrics were last tested in 2018.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

