



6 ALDER GROVE

Crewkerne, TA18 7DJ

Price Guide £440,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A unique opportunity to purchase this four bedroom detached home situated in a popular cul-de-sac location. The build was complete by Charles Bishop in 2021 to the individual specification by the current owners. The bespoke design has been extremely well planned with modern day living, the open plan layout offers space and flexibility, with the addition of a utility room and cloakroom. Upstairs, four bedrooms, ensuite to the master and a family bathroom. Outside the rear garden is enclosed, ample driveway parking leads to the garage.

Situation

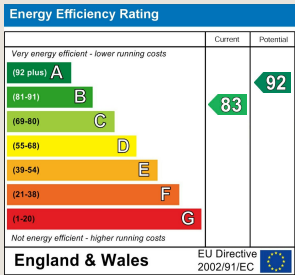
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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: E
Tenure: Freehold
EPC Rating: B



PROPERTY DESCRIPTION

Entrance Hall

Stairs rising to the first floor. Double doors into:

Sitting Room

16'10" × 13'5" (5.14 × 4.11)

With a window to the front aspect, television point, telephone point, under floor heating, open to:

Kitchen/Dining Room

18'8" × 10'6" (5.69 × 3.21)

With a window to the rear aspect and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and quartz work surfaces over. Integrated Neff induction hob with extractor fan over, Neff microwave, Neff double oven, Neff dishwasher, Neff fridge/freezer, sink/drain, island with further units, large larder cupboard and modern splashbacks. Under stairs storage cupboard, spotlights and under floor heating.

Utility Room

8'4" × 4'1" (2.55 × 1.26)

With a door to the rear aspect opening out into the garden, work surface and space for washing machine and tumble dryer.

Cloakroom

With a window to the side aspect. Low level WC, wash hand basin with tiled splashback and underfloor heating.

Landing

Storage cupboard and doors into:

Master Bedroom

14'5" × 13'6" (4.41 × 4.12)

With a window to the front aspect, large built in wardrobes and a radiator.

Ensuite

Suite comprising double shower, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Bedroom Two

14'4" × 9'6" (4.38 × 2.92)

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

Bedroom Three

9'10" × 9'8" (3.02 × 2.97)

With a window to the rear aspect and a radiator.

Bedroom Four

9'10" max × 9'10" (3.02 max × 3.00)

With a window to the rear aspect and a radiator.

Bathroom

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

Outside

To the front there is a lawned area and ample parking leads to the garage. A pedestrian gate leads to the rear garden. The rear garden has been landscaped, lawn, raised beds, flower borders, and a pleasant seating area abuts the rear of the property.

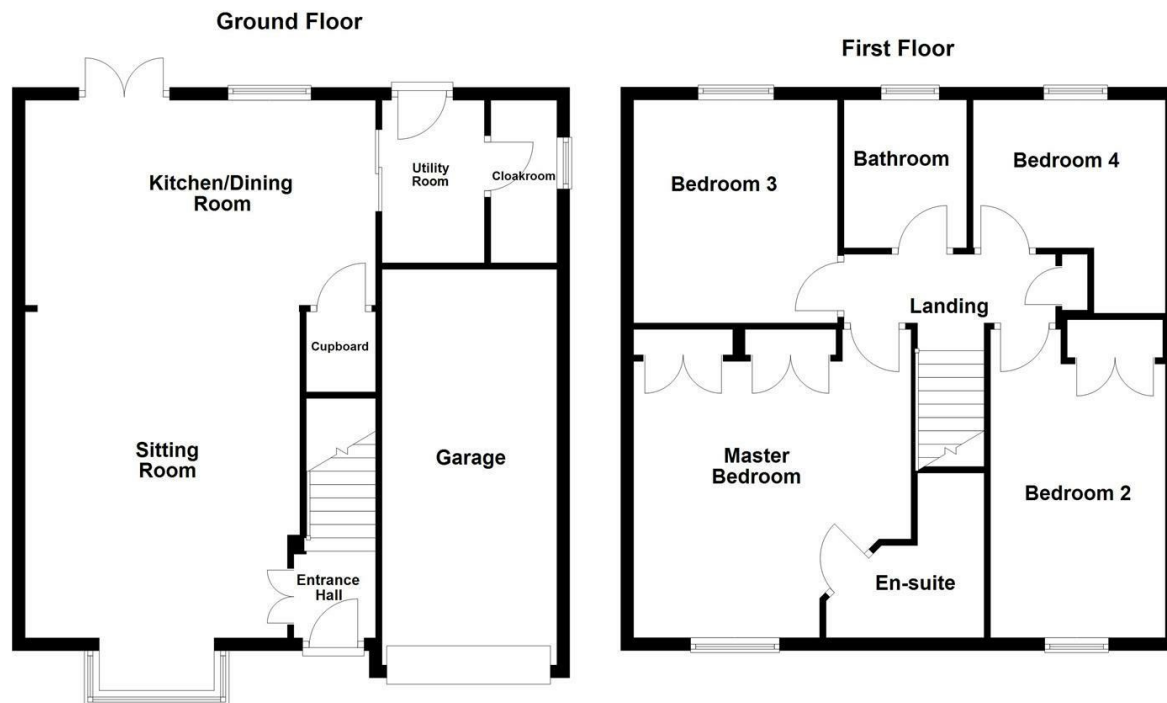
Garage

19'3" × 8'11" (5.87 × 2.74)

Up and over door, light, power and insulation.

Agents Note

Council Tax Band - E. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in March 2021 and last serviced June 2025. The electrics were last tested in March 2021. There is 6 years remaining on the NHBC certificate.



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

01460 74200

crewkerne@mayfairproperties.net

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)

