



Property Location

Crewkerne is a bustling market town nestled in the rolling South Somerset countryside. With local schools and shops within easy walking distance this family home is ideally situated.

7 Fox Meadows, Crewkerne, Somerset, TA18 7QW

Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft
(Including Double Garage)

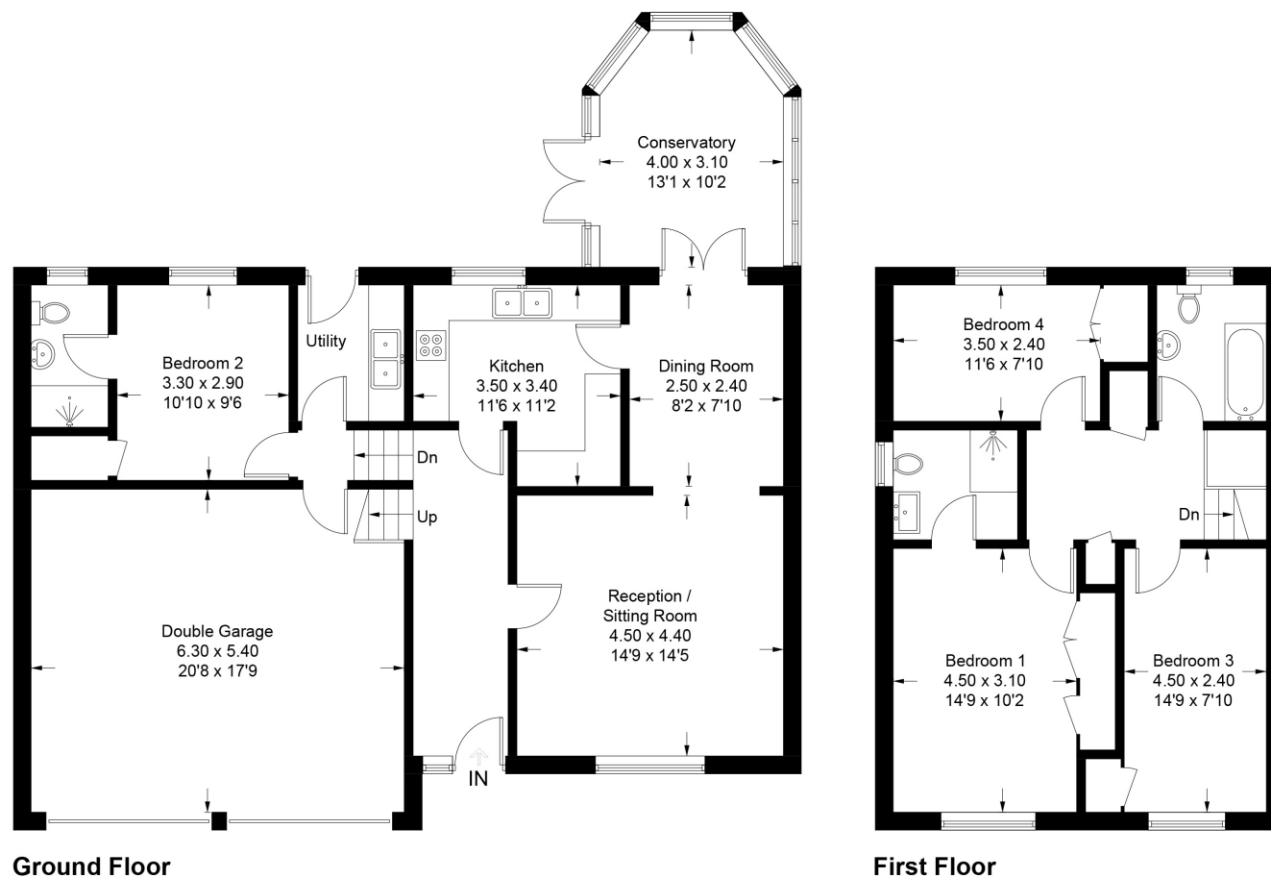


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237762)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Fox Meadows, Crewkerne

Asking Price Of £500,000



MARTIN&CO

7 Fox Meadows
Crewkerne
TA18 7QW

Key features:

- Detached Family Home
- Conservatory
- Gardens to Front and Rear
- Gas Central Heating
- Close to Schools and Shops
- Double Garage
- Two En Suite Bedrooms
- Utility Room
- Plenty of Storage Throughout



Why you'll like it

Spacious modern detached family home in a cul de sac location close to local schools in the market town of Crewkerne. With attractive gardens to front and rear, this 4-double bedroom house benefits from driveway parking, double garage and conservatory in addition to 2 receptions, utility/boot room, cloakroom and 3 bathrooms.

ENTRANCE HALL Double glazed front door opening into a welcoming light hallway with doors opening to the kitchen and sitting room, and stairs both rising to the first floor landing and descending to the lower ground floor. Neutral decor and wood-effect Luxury Vinyl Tile (LVT) flooring. Radiator.

KITCHEN 11' 5" x 11' 1" (3.5m x 3.4m) Modern and attractive kitchen with double glazed window overlooking the rear garden and door to the dining room. With sage green fitted units and black granite work-top the kitchen is bang-on current trends in addition to benefitting from a full range of integrated appliances - fridge freezer, dishwasher, double oven, hob, extractor fan and microwave. LVT flooring and grey decor with white tiling completes the modern look.

SITTING ROOM 14' 9" x 14' 5" (4.5m x 4.4m) Large reception room with double glazed window to the front and open-plan arch leading to the dining room to the rear. Light green decor with grey carpet. Radiator and feature fireplace.

DINING ROOM 8' 2" x 7' 10" (2.5m x 2.4m) Second reception room with double glazed French doors opening to the conservatory. Light green decor and LVT flooring. Radiator.

CONSERVATORY 13' 1" x 10' 2" (4m x 3.1m) Large double glazed modern conservatory with windows to 3 sides and French doors opening to the garden. LVT flooring and two radiators to ensure this is a very usable space in both summer and winter.

UTILITY ROOM Useful utility/boot room with double glazed door and window to the rear garden. LVT flooring and grey decor with white tiling. Fitted gloss grey cupboards with a wood-effect laminate work top and sink. Wall-mounted Worcester gas boiler and appliance space for washing machine. Radiator.

BEDROOM TWO 10' 9" x 9' 6" (3.3m x 2.9m) Guest bedroom on the lower ground floor with en suite shower room. Double glazed window to the rear. Neutral decor and grey carpet. Radiator and large built-in wardrobe/cupboard with internal radiator.

EN SUITE Shower room with double glazed window to the rear. White basin and WC in modern fitted grey gloss cupboard units. Shower cubicle with stone-effect tiling. Grey vinyl flooring and decor. Chrome heated towel rail.

STAIRS AND LANDING Grey carpeted stairs rise to the first floor landing which is light and wide with neutral decor. Hatch over the stairwell opening to the large attic space. Two airing/storage cupboards.

MASTER BEDROOM 14' 9" x 10' 2" (4.5m x 3.1m) Large master bedroom with double glazed window to the front and en suite shower room to the rear. Grey carpet and neutral decor with a tasteful dark green feature wall. Plenty of built-in wardrobe space. Radiator.

EN SUITE Shower room with double glazed window to the side. White basin and toilet in fitted grey cupboards. Large shower enclosure with dark grey tiling. Grey vinyl flooring and decor. Chrome heated towel rail.

BEDROOM THREE 14' 9" x 7' 10" (4.5m x 2.4m) Double bedroom with double glazed window to the front. Grey carpet and decor. Fitted cupboard and radiator.

BEDROOM FOUR 11' 1" x 7' 10" (3.4m x 2.4m) Double bedroom with double glazed window to the rear. Grey carpet and neutral decor. Fitted cupboard and radiator.

BATHROOM Family bathroom with double glazed window to the rear. White basin and toilet in fitted cupboards. Bath tub with grey tiling and neutral coloured vinyl flooring. Chrome heated towel rail.

DOUBLE GARAGE With two 'up and over' automatic doors to the front. Driveway parking for 3-4 cars.

GARDENS To the front is a lawn area with several mature shrubs and steps leading up to the front door. There are passages with gates to both sides of the house leading to the rear garden. The rear is mostly laid to lawn with attractive raised borders with mature flowering shrubs and perennials. A patio area is adjacent to the house whilst a pretty wooden summer house nestles at one end.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

