



Outside

The property stands within well kept mature grounds of approximately 0.4 of an acre. Twin opening timber gates open to the gravel chipped driveway heading the double garage and provides ample off road parking for a good number of vehicles with turning space. Beds and borders are heavily planted with an excellent variety of established shrubs and trees. Timber pedestrian gates to both side aspects of the main property give access to:

The south facing private rear garden is fully enclosed by timber fencing and benefits from a good size patio accessed from the sitting room and kitchen/family room doors. The large lawn is bordered by a gravel chipped seating space with greenhouse and beds are filled with an excellent variety of shrubs, flowers and trees. A separate vegetable garden is at the rear boundary and has space for a timber shed. Outside water tap and light.

Tenure: Freehold

Council Tax: Band F

Energy Performance Rating: Band C (72)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on or at 35 Fore Street, Chard, Somerset TA20 1PT.

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Guide Price: £675,000

Forton Road, Chard, Somerset TA20 2HJ

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Chard,
Somerset
TA20 2HJ**

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- **Substantial Detached Property**
- **Mature Grounds of Approx 0.4 of an Acre**
- **5 Bedrooms, En-Suite to the Master**
- **Superb 31ft Kitchen/Family Room & Utility**
- **Separate Sitting Room & Dining Room**
- **Good Size Entrance Hall & Cloakroom**
- **Gas Fired Heating & Double Glazing**
- **Double Garage & Off Road Parking for Multiple Vehicles**
- **Established South Facing Private Rear Garden**

Enjoying private mature grounds of approximately 0.4 of an acre yet within easy access to the town centre amenities is this attractive and substantial detached 5 bedroom property with the added benefit of a detached double garage and ample off road parking for a good number of vehicles. The spacious property comprises; entrance hall, cloakroom. Superb 31ft kitchen/family room with granite worktops, access to the garden and log burner. Separate triple aspect sitting room and dining room, utility room, good size en-suite shower room to the master bedroom and a white suite family bathroom. Further benefits from gas fired heating and double glazing.



Approach

Approach to twin opening five bar gates opening to the gravel chipped driveway heading the double garage and providing off road parking for multiple vehicles with turning space. Three brick steps rise to the wood part glazed front door with outside light over opening to the porch with a further part glazed door opening to:

Entrance Hall

A spacious hall with stairs rising to the first floor, solid wood flooring, two screened radiators, wall mounted thermostat, double glazed windows to the front and side aspects and a built-in under stairs storage cupboard. Part glazed double doors opening to the kitchen/family room and door to:

Cloakroom: 6' 4" x 5' 10" (1.92m x 1.79m) (max)

Fitted with a white two piece suite comprising; low level WC. Pedestal wash hand basin with taps and a tiled splash back over. Obscure double glazed window to the side aspect, single panel radiator and solid wood flooring.

Kitchen/Family Room: 31' 8" x 15' 10" (9.65m x 4.82m)

A superb room with three double glazed windows and double glazed french doors over looking and opening to the patio and rear garden. Further double glazed window to the front aspect. The kitchen area is fitted with a good quality range of blue fronted 'shaker' style wall, larder and base units with corner carousels and storage baskets, all complemented by solid granite worktops and upturns. Inset 'belfast' style sink unit with a mixer tap over. Two built-in Neff electric ovens with a separate large Neff induction hob with a glass splash back and stainless steel chimney style extractor over. Further built-in electric combination oven. Space and plumbing for a dishwasher and space for a large fridge/freezer. Feature island with a granite worktop and an inset stainless steel circular bowl and tap over. Tiled flooring throughout and a feature log burner sited at the family area of the room. Two single panel radiators, picture rail, recessed ceiling spotlights and coving.

Utility Room: 9' 11" x 5' 9" (3.03m x 1.74m)

Fitted with a range of cream fronted wall and base units with rolled edge worktops and tiled splash backs over. Inset stainless steel bowl and drainer with mixer tap over. Wall mounted Worcester gas fired boiler, wall mounted electric fusebox and meter. Double glazed window to the rear aspect, single panel radiator, tiled flooring and a door opening to the outside front aspect.

Dining Room: 15' 10" x 11' 5" (4.82m x 3.47m)

A dual aspect room with double glazed windows to the front and rear, two double panel radiators, coved ceiling and solid wood flooring continuing through to:

Sitting Room: 22' 2" x 15' 7" (6.76m x 4.76m)

A triple aspect room with double glazed windows to the rear and side aspect and double glazed french doors opening to the patio and rear garden. Solid wood flooring, two screened radiators and a built-in storage cupboard, TV and telephone points, coving and a smoke detector.

First Floor Landing

A good size landing with access to all first floor rooms. Three double glazed windows to the front aspect, built-in cupboard housing the hot water cylinder tank and immersion heater, single panel radiator, spotlights and access to the roof void via a fitted loft ladder with light connected.

Bedroom 1: 22' 3" x 15' 7" (6.78m x 4.75m) (max)

Double glazed window to the rear aspect over looking the rear garden, solid oak flooring, double panel radiator, wall mounted thermostat, recessed ceiling spotlights and access to the roof void. Door to:

En-Suite: 9' 7" x 8' 3" (2.91m x 2.51m)

A spacious en-suite fitted with a modern white three piece suite comprising; 1500 x1200mm walk-in shower with a glass screen and wall mounted Aqualisa shower with rainfall head over. Vanity unit with inset double wash basins', illuminated mirror over and storage cupboards below. Low level WC. Obscure double glazed window to the front aspect, tiled flooring with under floor heating. chrome ladder style heated towel rail, shaver point, extractor and recessed ceiling spotlights.

Bedroom 2: 15' 5" x 9' 7" (4.71m x 2.93m)

A dual aspect room with double glazed windows to the front and rear, two single panel radiators, wood effect laminate flooring, built-in storage cupboard and a picture rail.

Bedroom 3: 11' 11" x 10' 5" (3.63m x 3.17m) (max)

Double glazed window to the rear aspect over looking the garden. Built-in storage cupboard, laminate flooring, single panel radiator and a picture rail.

Bedroom 4: 11' 9" x 9' 1" (3.59m x 2.76m)

Double glazed window to the rear aspect over looking the garden. Range of built-in wardrobes with sliding doors, wood effect laminate flooring, single panel radiator and a picture rail.

Bedroom 5: 11' 11" x 9' 0" (3.63m x 2.74m) (max)

Double glazed window to the rear aspect over looking the garden. Built-in storage cupboard, laminate flooring, single panel radiator and a picture rail.

Bathroom: 9' 6" x 6' 9" (2.89m x 2.06m)

Fitted with a white three piece suite comprising; 'P' shaped panel bath with a curved glass screen, mixer tap and a wall mounted Mira electric shower over. Vanity unit with an inset wash hand basin over and storage below. Low level WC. Obscure double glazed windows to the front and side aspects, part tiled walls, tiled flooring and a single panel radiator.

Detached Double Garage: 24' 3" x 16' 1" (7.40m x 4.90m)

A larger than average 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. Double glazed windows to the side and rear and a uPVC side access door. Power and light connected.