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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statment. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Lark Close
Bruton

Guide Price
£400,000

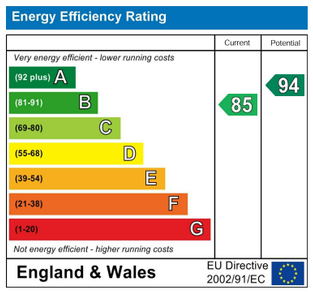
A fantastic opportunity to purchase a fabulous detached family home with four double bedrooms, situated on the fringe of the town and enjoying rural views from the rear to Alfred's Tower and Stourhead in the distance. The property is a short walk to the centre of Bruton, which is one of England's smallest towns and has a thriving friendly community and is well served with a variety of shops catering for everyday needs, a post office and petrol station. There is a choice of restaurants and cafes, public houses plus a centre for Education and Arts. In addition, the town boasts three highly rated schools, vet, doctor and dentist surgery and the train station is on the Bristol to Weymouth line. This beautifully presented property has been the very much cherished and enjoyed home to our sellers since new. During time it has been extremely well cared for and has benefitted from a redesigned kitchen with new stylish soft closing units and solid wood work surfaces plus integrated appliances and most windows have been fitted with shutters. In addition, the property benefits from the remainder of the National House Building Guarantee, uPVC double glazing throughout and gas fired central heating with a dual zone programme allowing for separate control for the ground and first floor. It is vital that this home be viewed to truly appreciate what it has to offer and how easily it will satisfy many potential buyers needs.

In brief, the ground floor accommodation consists of good sized welcoming entrance hall, double aspect sitting room and a fabulous open plan family space with kitchen and dining area. There is also a larger than average cloakroom. On the first floor there is the family bathroom and four double bedrooms, main with en-suite shower room. Outside, there are front and rear gardens, parking for three cars and a double garage with light and power.

Energy Efficiency Rating B - Council Tax Band E

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Entrance Hall
Composite front door with inset glass pane, spyhole and full height window to one side opens into a good sized welcoming entrance hall. Ceiling light. Central heating thermostat. Radiator. Power and telephone points. White panelled doors to the cloakroom, kitchen/dining/family room and to the:-

Sitting Room
Boasting double outlook with window to the front fitted with shutters and double doors with full height windows to either side opening out to the paved sun terrace. Ceiling lights. Two radiators. Power, telephone and television points.

Kitchen/Dining/Family Space
Window to the side and full height window to the rear - both fitted with shutters and double doors opening out to the rear paved sun terrace. Recessed ceiling and ceiling lights. Wall mounted gas fired central heating boiler and programmer. Radiator. Power and television points. Door to understairs storage cupboard.
Kitchen area - fitted with a range of stylish soft closing units in a sleek gloss finish, consisting of floor cupboards with corner carousels, pull out spice racks, separate drawer unit and top hinged eye level cabinets with counter lighting under. Generous amount of wood work surfaces and matching display/storage shelf. One and half bowl ceramic sink and drainer with swan neck mixer tap. Integrated washing machine, dishwasher, freezer and two fridges. Space for a range style cooker (or cooker by separate negotiation). Wood effect flooring.

Cloakroom
Obscured glazed window fitted with shutters to the front elevation. Ceiling light. Extractor fan. Fitted with a low level WC with economy flush facility and wall mounted wash hand basin with tiled splash back. Wood effect vinyl flooring.

First Floor

Landing
Stairs rise up to the landing. Ceiling light. Access to the insulated loft space. Smoke detector. Radiator. Power points. White panelled doors to all rooms.

Bedroom One
Window with aspect to the front and fitted with shutters. Ceiling light. Radiator. Central heating programmer. Power, telephone and television points. White panelled door to the:-

En-Suite Shower Room
Obscured glazed window with tiled sill to the front elevation. Recessed ceiling lights. Extractor fan. Fitted with a tiled shower cubicle, pedestal wash hand basin with mono tap, mirror fronted bathroom cabinet over and shaver socket to the side plus a low level WC with dual flush facility. Radiator. Part tiled walls. Wood effect vinyl flooring.

Bedroom Two
Window to the front fitted with shutters. Ceiling light. Radiator. Power, telephone and television points. Airing cupboard housing the hot water cylinder.

Bedroom Three
Window with outlook over the rear garden to Stourhead and Alfred's Tower in the distance. Ceiling light. Radiator. Power, telephone and television points.

Bedroom Four
Window to the rear with view of Alfred's Tower and Stourhead in the distane. Ceiling light. Radiator. Power, telephone and television points.

Bathroom
Obscured glazed window with tiled sill to the rear elevation. Recessed ceiling lights. Extractor fan. Chrome heated towel rail. Fitted with a suite consisting of bath with mixer tap and shower attachment plus full height tiling to the surrounding walls, pedestal wash hand basin with mono tap and low level WC with dual flush control. Wood effect flooring.

Outside

Parking and Double Garage
To the rear of the property there is parking for three cars and double garage with up and over door light and power, loft storage and fitted with cupboards and work surfaces. A gate from the block paved parking space opens to the rear garden.

Gardens
The property is approached from the pavement onto a path leading to the front door. The remaining garden is laid to lawn and planted with trees and various shrubs. To the side of the house there is an outside water tap and gate, which opens to the rear garden. This has a large paved sun terrace and lawn. There is also a gravelled area and gate to the parking and garage. The garden is nicely proportioned with good privacy and a sunny aspect.

Directions

From Gillingham
Proceed down the High Street bearing right. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right in the direction of Wincanton. Just before getting onto the A303 turn left and go under it. At the junction turn left and then right at the Hunters' Lodge. At the end of this road turn right to Bruton. Continue onto the one way system and turn right to the High Street and bear left to Frome. Proceed up the hill where the property will be found on the right hand side. Postcode BA10 0FB

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.