

St. Michaels Gardens, South Petherton, TA13 5BQ

£425,000

ORCHARDS ESTATES

An exceptional four-bedroom semi-detached family home, occupying a sought-after cul-de-sac position on the edge of South Petherton, enjoying an attractive outlook over the communal green. Enhanced by an extended ground floor, a garage and generous, versatile living space, this impressive home offers the perfect setting for modern family life. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

£425,000

ORCHARDS
ESTATES









LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, restaurant, wine bar churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Approach

The property is approached via a gated paved pathway leading to an attractive covered entrance porch, which creates a welcoming first impression. The house enjoys a particularly appealing position directly opposite the communal green, providing a pleasant open outlook and an attractive setting for this impressive family home. To the front, a small gravel garden with plants adds a touch of greenery and colour, while to the side, a driveway provides off-road parking and leads to the garage, offering useful additional storage.

Ground Floor

The ground floor accommodation opens into a welcoming entrance hallway, with stairs rising to the first floor and a conveniently positioned cloakroom/WC to the right. To the left, the elegant living room provides a relaxing retreat, with double doors opening into the kitchen and creating a wonderful sense of flow between the living spaces. The stylish kitchen features contemporary units, attractive wooden worktops and a substantial central island with breakfast bar, creating the perfect hub for busy family life and informal dining. The kitchen flows effortlessly into the impressive extended dining area, a real highlight of the home. Flooded with natural light from expansive bi-folding doors and two overhead skylights, this superb space is further enhanced by a charming log-burning stove, creating a warm and inviting atmosphere throughout the seasons. Ideal for both relaxed family living and entertaining, the dining area offers a wonderful setting for gathering with family and friends. Completing the ground floor is a practical utility room, which provides convenient access to the integral garage.

First Floor

The first-floor accommodation continues to impress, with four bedrooms arranged around the landing, offering a versatile layout ideally suited to family life. The principal bedroom provides a peaceful retreat, further enhanced by the luxury of its own en-suite shower room. Two additional bedrooms offer comfortable accommodation for family or guests, while the fourth bedroom is currently utilised as a home office, providing an ideal space for working from home, but could equally serve as a nursery or hobbies room to suit individual requirements. A family bathroom completes the accommodation, ensuring practicality and convenience for the whole household.

Rear Garden

The property boasts a beautifully presented outdoor patio area, enhanced by an array of mature plants and neatly laid artificial lawn, creating a stylish and inviting space perfect for relaxing, entertaining, and enjoying the outdoors. Complementing this is a dedicated home studio office, providing a versatile and inspiring environment ideal for working from home, creative pursuits, or running a business.

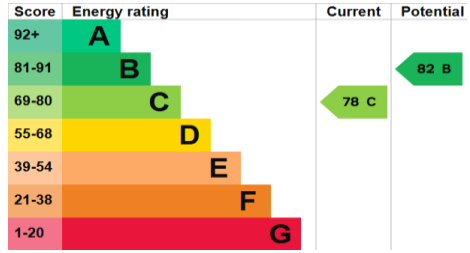






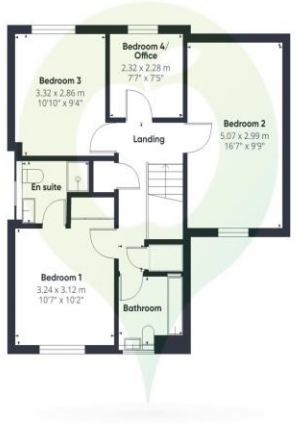
Material Information

- Freehold
- Built c.2009
- Council Tax Band - D
- EPC Rating - C
- Services - Mains Water, Drainage, Gas and Electricity
- Double Glazing
- Garage and Parking
- Loft - Boarded with Ladder and Lighting
- Flood Zone - 1 Low Risk of Flooding from Rivers and Sea (Gov.uk)
- Broadband - Ultrafast 1800mbps (Ofcom Broadband Checker)





Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area(1)

120.5 m²

1299 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01460 477977 or 01935 277977 www.orchardsestates.com

Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

ORCHARDS ESTATES

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.