



**Tenure:** Freehold

**Council Tax:** Band D

**Energy Performance Rating:** C (80)

**Services**

Mains Gas, Electric, Water and Drainage. Owned Solar Panels.

**Viewing**

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

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**Guide Price: £375,000**

**Druids Walk, Chard, Somerset TA20 1BN**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

162 Druids Walk,  
Chard,  
Somerset  
TA20 1BN

Guide Price: £375,000

- Extended Spacious Detached Property
- Quiet Cul-de-Sac on Glynswood
- 4 Bedrooms & Dressing Room
- 21ft Dual Aspect Sitting Room
- Dining Room & 2nd Reception Room
- Fitted Kitchen, Entrance Porch & Inner Hall
- Cloakroom & 4 Piece Family Bathroom Suite
- Double Glazing, Gas Fired Heating & Owned Solar Panels
- Garage & Off Road Parking
- Good Size Front & Enclosed Rear Garden with Patio

Situated within the quiet Druids Walk cul-de-sac on the ever popular Glynswood development is this extended, spacious 4 bedroom, 3 reception room detached property with garage, off road parking and good size mature gardens. The property comprises; entrance porch, inner hall, 21ft dual aspect sitting room, separate dining room, 14ft 2nd reception room with garden access, fitted kitchen, inner lobby, cloakroom, dressing room and a first floor 4 piece family bathroom suite. Further benefits from double glazing, gas fired heating and owned solar panels.



#### Approach

Approached via the driveway and path leading to:

#### Entrance Porch: 6' 10" x 2' 5" (2.09m x 0.73m)

With a uPVC double glazed front door, double glazed windows to the front and side. Tiled flooring. Further glazed door and side panel to:

#### Inner Hall

With stairs rising to the first floor and built in storage cupboard beneath. Single panel radiator, wall mounted thermostat, telephone point, smoke detector and a coved ceiling.

#### Sitting Room: 21' 6" x 12' 9" (6.55m x 3.88m) (max)

A dual aspect room with a double glazed window to the front and double glazed sliding patio doors opening to the rear patio and garden. Gas Fire, double panel radiator, TV point, three wall light points and a coved ceiling. Sliding doors opening to:

#### Dining Room: 10' 11" x 9' 6" (3.32m x 2.90m)

Double glazed window to the rear aspect over looking the garden. Window into the 2nd reception room. Double panel radiator, TV point and a coved ceiling.

#### Kitchen: 11' 7" x 6' 9" (3.53m x 2.07m)

Fitted with a range of light fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Space for a gas cooker with extractor over. Space for an under counter fridge. Double glazed window to the front aspect and laminate flooring. Door to:

#### Inner Lobby

With access doors to the garage, cloakroom and:

#### 2nd Reception Room: 14' 6" x 9' 3" (4.43m x 2.82m)

A dual aspect room with double glazed sliding patio doors opening to the garden and two double glazed windows to the side. Single panel radiator and two wall light points.

#### Cloakroom: 4' 4" x 3' 4" (1.33m x 1.02m)

Fitted with a white two piece suite comprising; low level WC. Wall mounted wash hand basin with tap over. Obscure double glazed window to the side aspect and a wall mounted electric panel heater.

#### First Floor Landing

A good size landing with access to the roof void, built in storage cupboard with a single panel radiator, smoke detector and coving.

#### Bedroom 1: 12' 8" x 8' 3" (3.86m x 2.51m)

Double glazed window to the rear aspect, single panel radiator and a range of built in wardrobes spanning the full length of the room.

#### Bedroom 2: 13' 3" x 8' 10" (4.04m x 2.70m)

Double glazed window to the front aspect, single panel radiator and a built in storage cupboard.

#### Bedroom 3: 13' 6" x 7' 8" (4.12m x 2.34m)

Double glazed window to the rear aspect and a single panel radiator.

#### Bedroom 4: 9' 3" x 8' 0" (2.83m x 2.43m)

Double glazed window to the rear aspect and a single panel radiator. Built in single wardrobe with a sliding door.

#### Dressing Room: 9' 3" x 4' 8" (2.83m x 1.41m)

Double glazed window to the front aspect and a single panel radiator. Built in single wardrobe with a sliding door.

#### Bathroom: 7' 9" x 6' 9" (2.36m x 2.06m)

Fitted with a four piece suite comprising; corner panel bath with a mixer tap and shower attachment over. Square cubicle with a glass screen, door and wall mounted Triton electric shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Obscure double glazed window to the front aspect, laminate panelled walls, tiled flooring and an extractor.

#### Garage: 16' 9" x 9' 9" (5.11m x 2.98m)

An attached single garage with an electric door to the front aspect heading the driveway. Wall mounted British gas combination boiler and electric consumer unit. Space and plumbing for a washing machine. Power and light connected. Internal access door to the main property.

#### Outside

The property benefits from good size front and rear gardens and off road parking heading the garage. A foot path leads to the front door. The front garden is mainly laid to lawn with a variety of mature shrubs. A gate to the side of the garage gives access to:

The rear garden, with a paved patio accessed from the sitting room and 2nd reception room doors leads onto the main lawn with a path leading to a potential vegetable garden at the rear boundary. Outside water tap. All enclosed by timber fencing.