



 **3**
Bedrooms

 **1**
Bathroom



An immaculate and thoughtfully extended semi-detached house offering excellent space, versatility and a highly convenient setting within walking distance of the Bincombe Beeches Nature Reserve. The extension has created three genuine double bedrooms along with a well-appointed kitchen-breakfast room, ideal for modern family living.

The accommodation includes two bright reception rooms, a useful ground-floor cloakroom, and the comfort of gas central heating and double glazing throughout. Outside, the property enjoys an enclosed rear garden, a driveway, and a wider-than-average garage, providing valuable additional storage or workshop potential.

A superbly presented home in a desirable location, ready to move straight into.

Outside the enclosed rear garden features a split-level patio, providing an ideal space for outdoor dining and relaxation. From here, the garden rises up the bank, with paved steps cut into the slope that divide and lead to a further seating area and the top terrace of the garden.

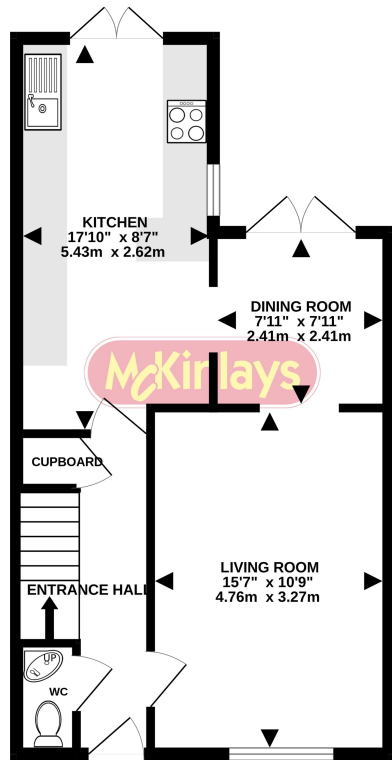
From the upper level, the garden enjoys far-reaching views, creating a superb elevated spot to sit and take in the surroundings.

At the front there is an open plan lawn as well as the driveway that provides parking and access to the garage.

The accommodation briefly comprises; entrance hall, living room, dining room, kitchen breakfast room, and a cloakroom on the ground floor. On the first floor there are three double bedrooms and a bathroom.

Crewkerne is a small market town situated between Yeovil and Taunton and offers many local amenities, supermarkets including a Waitrose superstore, chemists, banks, doctors surgery, leisure and recreational facilities including a public swimming pool, pubs, restaurants, schools and churches. There is a local bus service and main line railway station (Waterloo - Exeter). Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles.

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bincombe Drive, Crewkerne, TA18

