



**Church Close, Martock, TA12 6DS**



**welcome to**

## **Church Close, Martock**

A stunning four bedroom detached family home, situated in the desirable village of Martock and close to many local amenities. The accommodation is presented in immaculate decorative order boasting a wealth of space and natural light throughout. Externally, the property benefits from driveway parking



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

A range of fitted storage with power inside. Tiled flooring. Door to the side opening into:

### Fitted Kitchen

11' 6" x 10' 4" ( 3.51m x 3.15m )

Double glazed Stone Mullion window to the front. A range of fitted wall, base and drawer units with work surface over and complementary Perspex surround. One and a half bowl composite sink and drainer with mixer tap. Integrated induction hob with cooker hood over and glass splashback. Integrated eye level double oven. Further integrated appliances to include microwave and dishwasher. Wall mounted central heating boiler. Tiled floor. Inset spotlights to the ceiling. Radiator. Opening into:

### Utility Room

11' 11" x 6' ( 3.63m x 1.83m )

Double glazed Stone Mullion window to the rear. A range of fitted wall and base units with work surface over. Single bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine. Space for American style fridge/freezer. Tiled floor. Radiator. Door opening into the garage.

### Rear Hall

Double glazed Stone Mullion window to the rear. Stairs rising to the first floor with understairs storage cupboard. Radiator. Double glazed door to the rear opening to the garden. Radiator.

### Downstairs Cloakroom

Double glazed window to the rear. Suite comprising wash hand basin inset to vanity unit and WC. Radiator.

### Open Plan Lounge/ Diner

23' 1" max x 21' 5" max ( 7.04m max x 6.53m max )

A beautiful light and spacious room with double glazed Stone Mullion window to the front and double glazed sliding patio door to the front, opening to the garden. Contemporary wood burner with tiled hearth. Aerial point. Space for dining table and chairs. Two radiators. Aluminium Bi fold doors to the rear, opening to the garden.

### First Floor Landing

Double glazed dormer window to the rear. Access to the loft space with light, ladder and is part boarded. Airing cupboard. Radiator.

### Main Bedroom

15' 7" x 11' 8" ( 4.75m x 3.56m )

Double glazed dormer and Velux windows to the rear with fitted blackout blinds. Built in wardrobes. Eaves storage. Space for free standing furniture. Fitted air conditioning unit. Wall lights. Radiator. Door opening into the en suite. Opening into:

### Dressing Room

9' 8" x 6' 5" ( 2.95m x 1.96m )

Double glazed Velux window to the rear with fitted blackout blinds. A range of fitted wardrobes and dressing table. Radiator.

### En Suite

Double glazed window to the side. Suite comprising walk in shower cubicle, wash hand basin with light up mirror above and WC. Extractor fan. Towel radiator.

### Bedroom Two

11' 7" x 11' 1" ( 3.53m x 3.38m )

Double glazed Stone Mullion window to the rear, overlooking the garden and churchyard. Built in wardrobe. Space for free standing furniture. Radiator.

### Bedroom Three

11' x 10' 5" ( 3.35m x 3.17m )

Double glazed Stone Mullion window to the front. Space for free standing furniture. Radiator.

### Bedroom Four

9' 4" max x 11' 7" max ( 2.84m max x 3.53m max )

Double glazed Stone Mullion window to the front. Built in wardrobe. Space for free standing furniture. Currently used as a good size home office. Space for free standing furniture. Radiator.

### Family Bathroom

Double glazed Stone Mullion window to the rear and a further double glazed window to the rear. Suite comprising enclosed shower cubicle, enclosed bath with mixer tap, wash hand basin inset to vanity unit and light up mirror above and WC. Extractor fan. Towel radiator.

### Double Garage

20' 5" x 13' 11" ( 6.22m x 4.24m )

Electric remote control roller door to the front. Power and light. Door to the side opening into the utility room. Double glazed window and door to the rear, opening to the garden.

### Front Garden

Access via a tarmac driveway, leading to the double garage and providing off road parking. A paved path leading to the garden shed (11' 6" x 6' 3") with double glazed window to the front, door to the front and power and light. The garden is beautifully landscaped with a variety of decorative plants and shrubs. A paved path leading to the ornamental pond and seating area. Gated access leading to the rear garden.

### Rear Garden

A fully enclosed rear garden, again nicely landscaped with a good size decking area, abutting the property providing an ideal seating/entertaining area to enjoy the summer sunshine. The garden offers an array of lovely plant, shrub and tree life with shingle, paving and purple slate. Outside tap, lights and fixed umbrella.



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## Church Close, Martock

- Detached Family Home
- Four Double Bedrooms with En Suite & Dressing Room to Master
- Spacious & Immaculate Accommodation
- Double Garage & Driveway Parking
- Beautifully Landscaped Private Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: E



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

# £550,000



Please note the marker reflects the postcode not the actual property

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