

20 Burton Close

Curry Rivel, TA10 0AF

George James PROPERTIES

EST. 2014

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Guide Price - £499,500
Tenure – Freehold
Local Authority – Somerset Council

Summary
Built in 2015 this modern detached family home has been extended by the current owners, now offering well designed, spacious living accommodation. Living space including entrance hall with WC, sitting room with bay window to the front, utility room, large open fitted kitchen/dining room opening to a bright family room with two sets of bi-folding doors to the garden. To the first floor there are three bedrooms and three bathrooms. The master bedroom has a dressing room and en-suite shower room. The property offers further accommodation in the style of a large shepherds hut, currently used as a self contained annexe. Outside there is a driveway and parking leading to the detached double garage along with front and rear gardens.

Services
Mains water, electricity and drainage are all connected. Solar panels have been fitted and are currently linked to a feed in tariff (FIT) providing great savings on household bills. An external energy efficient air source heat pump provides hot water and central heating, with underfloor heating to the ground floor and radiators to the first floor. Council tax band E.

Entrance Hall

WC
With window to the side, low level WC and wash hand basin.

Sitting Room *18' 4'' x 11' 2'' (5.60m x 3.40m)*
With bay window to the front.

Utility Room *6' 7'' x 5' 3'' (2.00m x 1.60m)*
With part glazed door to the side. Base units with work surfaces and single drainer sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer.

Kitchen/Dining Room *25' 2'' x 11' 1'' max (7.67m x 3.38m max)*
Range of modern base and wall mounted kitchen units with granite work surfaces, one and a half bowl sink unit with mixer tap. Range of fitted appliances including NEFF double oven/microwave and warming drawer, five ring induction hob with glass splash back and stainless steel/glass extractor hood. Built in storage cupboard and inset LED lamps. An opening leads to the family room.







Family Room *21' 8'' x 11' 8'' (6.60m x 3.55m)*
This lovely bright room has two sets of bi-folding doors to the garden and three roof windows.

Landing
With access to the attic with electric loft ladder. Airing cupboard with hot water cylinder.

Bathroom
With window to the rear, low level WC, wash hand basin with vanity cupboard under and panelled bath with shower attachment and shower screen. Ladder towel rail.

Bedroom 1 *11' 8'' x 11' 7'' (3.55m x 3.54m)*
With window to the front with views. Radiator.

Dressing Room *7' 3'' x 4' 10'' (2.20m x 1.47m)*
With wardrobe space.

En_Suite Shower Room *7' 3'' x 5' 5'' (2.20m x 1.66m)*
With window to the rear, shower cubicle, low level WC and wash hand basin. Heated ladder towel rail.

Bedroom 2 *11' 4'' x 10' 6'' (3.45m x 3.20m)*
With radiator and window to the front with view.

En-suite Shower Room
With window to the side, bathroom suite comprising low level WC, wash hand basin with vanity cupboard under, shower cubicle with mains shower. Ladder towel rail.

Bedroom 3 *9' 8'' x 9' 7'' (2.94m x 2.92m)*
With window to the rear and radiator.

Outside
To the front of the house there is a footpath leading to the front door and garage. The front gardens are landscaped with flower and shrub borders with side pedestrian gate leading an area with shed and access to the Shepherds Hut. A herring bone brick driveway offers parking and access to the detached double garage.

Detached Double Garage *20' 0'' x 18' 11'' (6.09m x 5.77m)*
With two up and over garage doors, power and light. Side pedestrian door. Steps lead to a first floor area.

To the immediate rear of the property there is a patio with outside water tap and lighting. Steps lead to the rear gardens. To the rear of the garden there is a circular patio with low wall. A pedestrian gate through the right hand boundary fence leads to a hidden garden and gravel path giving gated access to a public footpath and country walks.

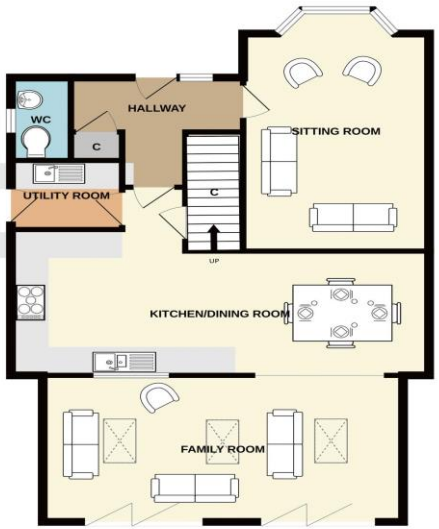
Shepherds Hut *26' 3'' x 6' 7'' (8m x 2m)*
This large shepherds hut provides comfortable annexe accommodation with living area and kitchenette, shower room and bedroom.





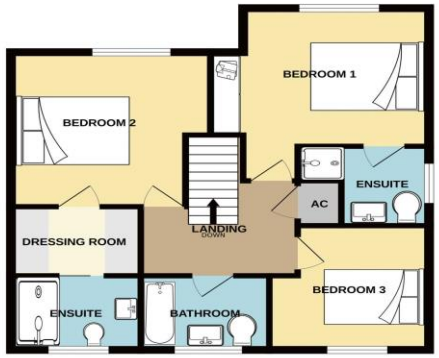



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.





1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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