





5 Buttercombe Close, Ogwell - TQ12 6YD

Guide £380,000 Freehold

Video Walk-Through Available • Superb Detached Family Home • 3/4 Bedrooms (Principal En Suite) • Lounge With Woodburner • Modern Kitchen • Dining Room With French Doors • Contemporary Family Bathroom & Downstairs WC • Garden With Decked Terrace • Garage & Wide Driveway • Sought After Cul De Sac Location















A tastefully modernised and superbly presented, three/four-bedroom, detached family home in a sought after cul de sac location within Ogwell. Gas central heating and uPVC double glazing are installed and outside the gardens have been attractively landscaped with a raised decked terrace and lawn, and to the front there is a single garage and ample driveway parking. Appealing to a wide range of buyers, internal viewings come highly recommended to appreciate the superbly presented, spacious and flexible accommodation in addition to the lovely gardens and sought-after cul de sac location.

Accommodation

An open canopy porch with composite, part-decorative, obscure double-glazed entrance door leads to the entrance hallway with engineered oak flooring, stairs to first floor with cupboard under, further storage cupboard and a cloakroom/WC with low-level WC, corner wash basin and uPVC, obscure double-glazed window. The lounge has a multi fuel burning stove, uPVC, double-glazed window and uPVC, double-glazed sliding patio doors to the garden. The kitchen has been re-fitted with a modern range of wall and base units with work surfaces and matching splashback, inset single drainer sink unit, integrated appliances include oven, hob, fridge/freezer, washing machine and dishwasher, uPVC, double-glazed window overlooking the rear garden and archway to the dining room, with engineered oak flooring and uPVC, double-glazed French doors to outside. Also, on the ground floor there is a study/fourth bedroom with a walk-in, uPVC, double-glazed bay window with outlook to front.

Upstairs on the first floor, the landing has an airing cupboard with shelving and access to loft. Bedroom one has uPVC, double-glazed windows with views over Ogwell and beyond, fitted wardrobe and an en-suite shower room which has been re-fitted with a modern suite, comprising shower cubicle with rain shower head with handheld, low level WC, wash basin in vanity unit, tiled walls and flooring and uPVC, obscure double-glazed window. Bedroom two has uPVC, double-glazed windows enjoying views over Ogwell and beyond and a built-in cupboard. Bedroom three has a uPVC, double-glazed window to front and built-in cupboard and the bathroom has been refitted with a modern white suite comprising panelled bath with rain shower head with handheld, low-level WC, vanity wash basin, heated towel rail, tiled walls and uPVC, obscure double-glazed window.

Gardens

A path and gate at the side of the property leads to the rear garden which has a large timber decked terrace, perfect for alfresco dining, with balustrade and steps down to a lawned garden with railway sleepers and raised shrub border, timber shed and gravelled path.

Parking

Outside to the front there is a large brick paved driveway providing off-road parking for several vehicles and a garage with electric roller door.

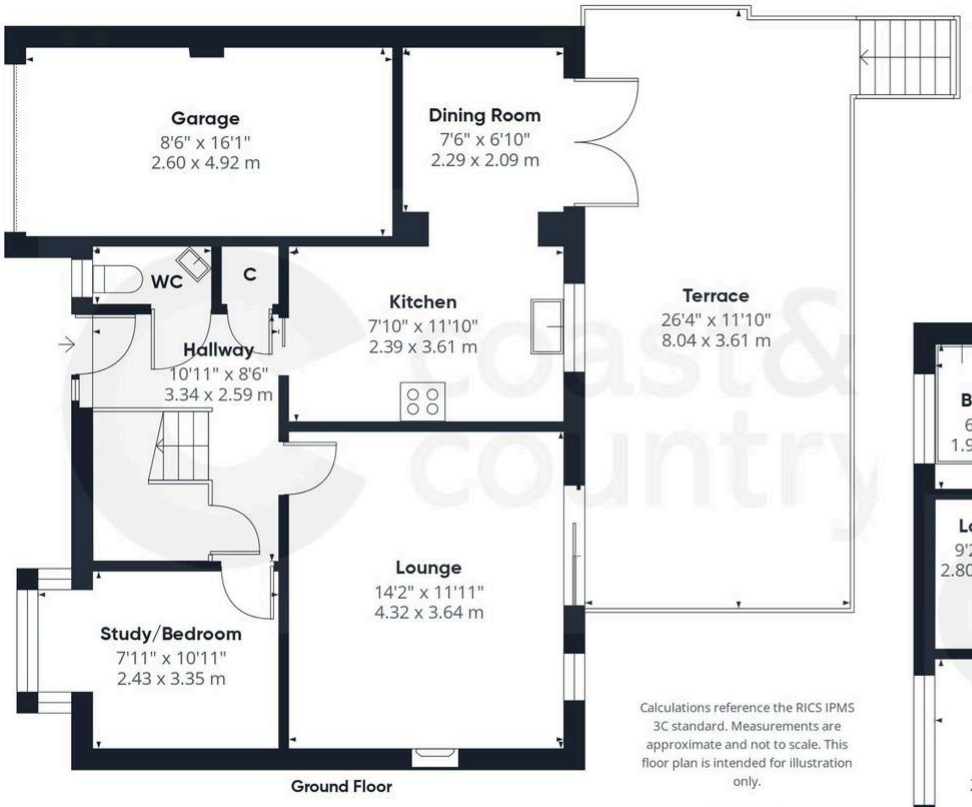
Agent's notes

Council Tax: Currently Band D

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: D



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

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Approximate total area(1)

1071 ft²

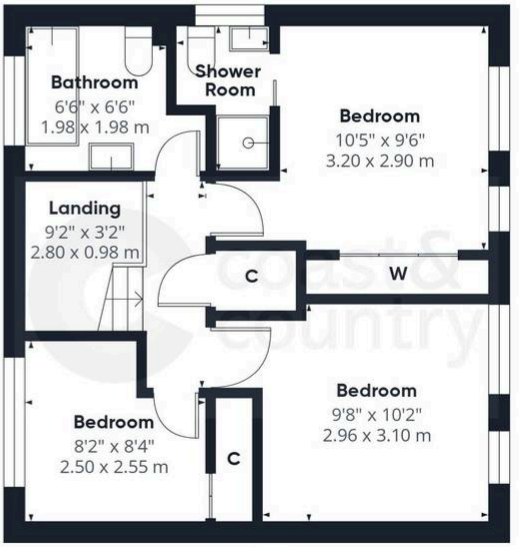
99.3 m²

Balconies and terraces

325 ft²

30.2 m²

(1) Excluding balconies and terraces



Disclaimer: Any information provided is purely a guide and is noncontractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances, we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.