



Olive

ESTATE AGENTS



Sedgemoor Ham Lane, Somerton, TA11 6PQ £365,000

*** MODERN, DETACHED FAMILY HOME IN DESIRABLE LOCATION WITH AMPLE OFF STREET PARKING AND A GOOD SIZE REAR GARDEN *** USEFUL BRICK BUILT STORE / OUTBUILDING *** TIMBER BUILT OUTBUILDING IDEAL FOR USE AS A HOME OFFICE / HOME GYM / GAMES ROOM / STUDIO ETC *** EXTREMELY SPACIOUS FRONT TO BACK LIVING / KITCHEN / DINING & FAMILY ROOM *** UTILITY ROOM & CLOAKROOM *** THREE BEDROOMS *** MASTER EN-SUITE SHOWER ROOM *** FAMILY BATHROOM *** TRIPLE GLAZING THROUGHOUT *** EPC C *** COUNCIL TAX BAND E ***

ENTRANCE PORCH

Accessed through a double glazed composite door, with a side aspect uPVC triple glazed window to one side, and a useful, built in, open cloaks / shoe store to the other side, ceiling light, engineered wooden flooring, solid oak wooden door to the living / dining / kitchen / family room.

LIVING / KITCHEN / DINING / FAMILY ROOM

Just under 32ft, this spectacular front to back room incorporates everything you'd need for living / cooking / dining and entertaining etc. There is engineered wooden flooring throughout with under floor heating, a range of ceiling lighting and double glazed sliding patio doors leading out to the rear garden, along with triple glazed windows to the front and side. There is a door to the inner hallway, which in turn, leads to the utility room and with stairs leading to the first floor landing.

The kitchen has been fitted with a range of base and eye level units with quartz square edge work surfaces, inset one and a half bowl ceramic sink with an adjacent drainer and mixer tap, integrated double oven, 4 ring induction hob with an extractor hood over, integrated dishwasher, pantry cupboard, space for a large American style fridge / freezer, detached island with a built in breakfast bar and with storage cupboards underneath.

The dining area has ample space for a dining table and chairs and the living room area has ample space for living furniture, along with cupboards / cabinets etc. Access to the garden.

INNER HALLWAY

With stairs leading to the first floor landing, engineered wooden flooring, with under-floor heating and a door to the utility room.

UTILITY ROOM

A side aspect room with an obscure uPVC double glazed window, ceiling light, extractor fan, engineered wooden flooring with under-floor heating. Fitted with a base level unit with a quartz square edge work-surface, inset one bowl ceramic sink with an adjacent drainer and mixer tap, space and plumbing for a washing machine, space for a tumble dryer, low level WC.

FIRST FLOOR LANDING

Side aspect room with a triple glazed window providing fabulous views across neighbouring fields and farmland, loft hatch giving access to the roof space, door to the pressurised cylinder cupboard, further doors to bedrooms 1, 2, 3 and the family bathroom.

MASTER BEDROOM

A rear aspect room with a triple glazed window, ceiling light, infrared heating panel, door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Ceiling lights, extractor fan, vinyl flooring, chrome

heated towel rail, low level WC, ceramic wash hand basin with a chrome mixer tap, glazed and tiled step in shower enclosure with a wall mounted over head and hand held shower system.

BEDROOM TWO

A front aspect room with a uPVC triple glazed window, infrared ceiling heater.

BEDROOM THREE

Another front aspect room with a uPVC triple glazed window, infrared ceiling heater.

FAMILY BATHROOM

A side aspect room with obscure uPVC double glazed windows, ceiling spotlights, infrared ceiling heater, vinyl flooring, large p-shaped panel enclosed bath with tiled surround, glazed shower screen and over head and hand held mains shower system, low level WC and a pedestal wash hand basin with a chrome mixer tap.

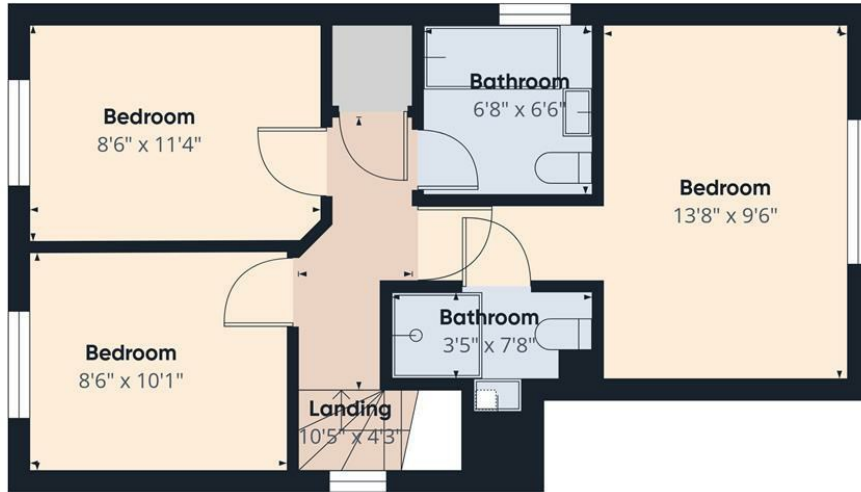
OUTSIDE

To the front of the property there is a good size driveway with off street parking for at least 3-4 vehicles, with an access to the rear garden.

To the immediate rear of the property there is a patio / paved terrace, the majority of the garden has been laid to lawn with a crazy-paving style walkway leading to the back of the garden when you will find the timber outbuilding. Towards the middle of the garden there is a useful brick store / outbuilding.



Floor 0



Floor 1



Approximate total area⁽¹⁾
992 ft²

Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE360

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		