



DERBYSHIRE'S
— *Estate Agents* —

Sukina Furnham Crescent, Chard, TA20 1AZ

A substantial and versatile 4/5 bedroom detached family home, offering excellent potential for a self-contained one-bedroom annexe with only minor adjustments required. Occupying a generous plot and providing spacious accommodation throughout, this impressive property must be viewed to fully appreciate the space, flexibility, and opportunity on offer.

The property is approached via a gated driveway providing ample off-road parking for several vehicles, together with a single garage featuring an up-and-over door. Pedestrian gates to both sides of the property allow convenient access to the rear garden.

Internally, the accommodation opens into a welcoming and spacious entrance hall with stairs rising to the first floor. The ground floor offers a superb range of versatile living spaces including a study, shower room, spacious dining room, large family room, additional snug, and a well-appointed kitchen with adjoining utility room. The layout lends itself perfectly to multi-generational living or the creation of a self-contained annexe if desired.

To the first floor are four well-proportioned bedrooms, a dressing room, family shower room, and an en-suite bathroom complete with jacuzzi bath. Outside, the enclosed rear garden enjoys a high degree of privacy and features a patio seating area, lawn, mature flower beds, established trees and shrubs, two summer houses, and a greenhouse. To the side of the property is a useful courtyard area accessed directly from the utility room, complete with storage shed and ideal space for laundry, bin storage, and practical day-to-day use. Situated on the fringes of Chard town centre, the property enjoys a peaceful position on a quiet residential road while remaining conveniently close to local amenities, schools, and transport links.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

- Five/six bedroom detached family home
 - One bedroom annex potential
- Four double bedrooms upstairs
 - Two shower rooms
 - en-suite bathroom
 - Family room
 - 16'10" Dining room
 - Snug
- Gated parking for several vehicles
 - Motivated Sellers!

Sukina Furnham Crescent, Chard, TA20 1AZ
Guide Price £460,000

A SUBSTANTIAL AND VERSATILE 4/5 BEDROOM DETACHED F

A substantial and versatile 4/5 bedroom detached family home, offering excellent potential for a self-contained one-bedroom annexe with only minor adjustments required. Occupying a generous plot and providing spacious accommodation throughout, this impressive property must be viewed to fully appreciate the space, flexibility, and opportunity on offer.

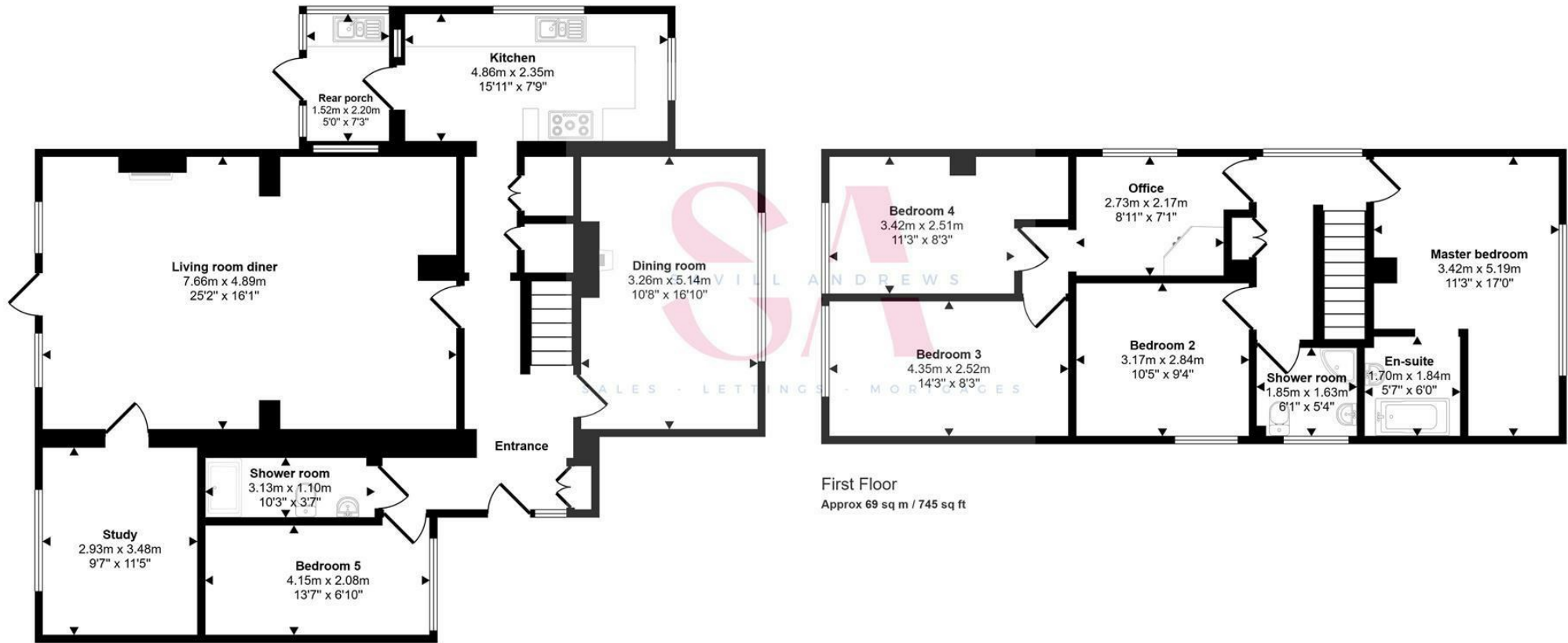
The property is approached via a gated driveway providing ample off-road parking for several vehicles, together with a single garage featuring an up-and-over door. Pedestrian gates to both sides of the property allow convenient access to the rear garden. Internally, the accommodation opens into a welcoming and spacious entrance hall with stairs rising to the first floor. The ground floor offers a superb range of versatile living spaces including a study, shower room, spacious dining room, large family room, additional snug, and a well-appointed kitchen with adjoining utility room. The layout lends

itself perfectly to multi-generational living or the creation of a self-contained annexe if desired.

To the first floor are four well-proportioned bedrooms, a dressing room, family shower room, and an en-suite bathroom complete with jacuzzi bath.

Outside, the enclosed rear garden enjoys a high degree of privacy and features a patio seating area, lawn, mature flower beds, established trees and shrubs, two summer houses, and a greenhouse. To the side of the property is a useful courtyard area accessed directly from the utility room, complete with storage shed and ideal space for laundry, bin storage, and practical day-to-day use. Situated on the fringes of Chard town centre, the property enjoys a peaceful position on a quiet residential road while remaining conveniently close to local amenities, schools, and transport links

Approx Gross Internal Area
185 sq m / 1996 sq ft



Ground Floor
Approx 116 sq m / 1251 sq ft

First Floor
Approx 69 sq m / 745 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions -
From Fore Street Chard head east turning left onto the A358 Furnham Road. Continue through the traffic lights a B&Q and Furnham Crescent can be found on your left hand side. The property is found on your right hand side in approximately 150yds.





DERBYSHIRE'S
Estate Agents

11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600