











Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: C (72)

Services
Mains Gas, Electric, Water and Drainage.

Viewing
Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £485,000

Redstart Road, Chard, Somerset TA20 1SD

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- **Executive Style Detached Property**
- **4 Double Bedrooms, En-Suite to Master**
- **Superb Kitchen/Breakfast Room & Utility**
- **Sitting Room with Bay Window & Garden Access**
- **Separate Dining Room & Study**
- **Spacious Entrance Hall & Cloakroom**
- **Updated White Suite Bathroom**
- **Gas Fired Heating & Double Glazing**
- **Double Garage & Driveway**
- **Private Corner Plot Mature Gardens with Patio**









NO ONWARD CHAIN. Situated on the very edge of the highly sought after Redstart Road development and within easy reach of the Redstart Primary School is this extremely well presented 'executive' style detached 4 double bedroom property with double garage and private corner plot gardens. The property comprises; spacious entrance hall, cloakroom, superb kitchen/breakfast room with integrated appliances, utility room, sitting room with fireplace, bay window and garden access, separate dining room, study, en suite shower room to the master bedroom and a first floor white suite family bathroom. Further benefits from double glazing, gas fired heating and a driveway for multiple vehicles.





Approach
Approach via the driveway heading the double garage and a path leading to the front door with storm canopy and wall mounted outside light over. Opening to:

Entrance Hall
A spacious entrance hall with stairs rising to the first floor, built in storage cupboard, double panel radiator and a smoke detector. Solid oak flooring through the majority of the ground floor. Door to:

Cloakroom: 6' 0'' x 3' 8'' (1.84m x 1.11m)
Updated with a modern white suite comprising; vanity unit with an inset wash hand basin, mixer tap, tiled splash back over and storage cupboard below. Low level WC with a concealed cistern. Chrome ladder style heated towel rail and an obscure double glazed window to the side aspect.

Sitting Room: 14' 10'' x 12' 3'' (4.53m x 3.74m)
Double glazed bay window to the rear aspect and double glazed french doors opening to the garden. Feature fireplace with an ornate surround, marble hearth and an inset coal effect electric fire. Solid oak flooring. A double and a single panel radiator and a TV point.

Dining Room: 11' 6'' x 9' 6'' (3.50m x 2.89m)
Double glazed bay window to the front aspect, solid oak flooring and a double panel radiator.

Kitchen/Breakfast Room: 14' 5'' x 9' 7'' (4.39m x 2.93m)
Comprehensively fitted with a range of light high gloss, soft closing wall and base units with corner carousels, pelmet lighting over square edge worktops and all complemented by splash backs. Inset stainless steel one and a half bowl and drainer with a mixer tap over. Integrated Neff 'Hide & Slide' oven and a further multi function oven/microwave over. Separate stainless steel five burner gas hob with a chimney style extractor over. Built in Bosch dishwasher, two integrated fridges and a freezer. Breakfast bar feature with space for seating under and additional storage. Slate tile effect flooring, two double glazed windows to the side aspects and brushed chrome power points and switches. Opening to:

Utility Room: 6' 0'' x 4' 11'' (1.84m x 1.49m) (max)
Fitted with matching wall and base units and worktops to the main kitchen with . Inset stainless steel bowl and drainer with mixer tap over. Integrated Bosch washing machine. Cupboard housing the wall mounted Glow Worm gas fired boiler. Double glazed uPVC door to outside.

Study: 12' 4'' x 8' 10'' (3.75m x 2.70m) (max)
Double glazed window to the rear aspect, built in storage cupboard, single panel radiator and oak flooring.

First Floor Landing
A good size landing with access to the part boarded roof space with light connected via a fitted loft ladder. Double glazed window to the side aspect over looking the school playing field and a single panel radiator. Built in cupboard housing the hot water cylinder tank and immersion heater. Smoke detector.

Bedroom 1: 19' 7'' x 9' 9'' (5.96m x 2.98m) (max)
Double glazed window to the side aspect and a single panel radiator. Range of built in wardrobes with mirror fronted bi-folding doors spanning the full width of the room. Dressing area with a further built in wardrobe with bi-folding mirror fronted doors and a further door to:

En-Suite Shower Room: 8' 3'' x 4' 8'' (2.51m x 1.43m)
Updated with a modern white three piece suite comprising; rectangular cubicle with a glass door and a wall mounted Mira electric shower over. Vanity wash hand basin, mixer tap over and storage below. Low level WC. Part tiled walls and tiled flooring. Shaver point, chrome ladder style heated towel rail, recessed ceiling spotlights and an obscure double glazed window to the side aspect.

Bedroom 2: 13' 1'' x 9' 4'' (3.98m x 2.84m) (max)
Double glazed window to the front aspect, built in double wardrobe with bi-folding doors and a single panel radiator.

Bedroom 3: 14' 4'' x 9' 7'' (4.36m x 2.93m)
Double glazed window to the rear aspect and a single panel radiator.

Bedroom 4: 12' 2'' x 9' 7'' (3.72m x 2.93m)
Double glazed window to the rear aspect with views over the park and beyond. Single panel radiator.

Bathroom: 8' 8'' x 5' 8'' (2.65m x 1.72m)
Fitted with a modern white three piece suite comprising: 'P' shaped panel bath with a curved glass screen. mixer tap and a thermostatic shower over. Circular wash hand basin with mixer tap over set on a storage vanity unit. Low level WC. Tiled walls and flooring, chrome ladder style heated towel rail, shaver point, extractor and an obscure double glazed window to the side aspect.

Double Garage: 16' 10'' x 16' 4'' (5.12m x 4.97m)
An attached double garage with a pitched tiled roof providing additional storage space within the eaves. Twin up and over doors to the front aspect heading the driveway. uPVC part glazed access door from the rear garden, wall mounted electric fuse box, power and light connected.

Outside
The property enjoys a corner plot location on Redstart Road and benefits from a double width driveway heading the double garage. A path leads to the front door. The garden is laid to a lawn and the path continues to the side of the property to a timber gate giving access to:

The enclosed and landscaped rear and side garden is stunning, extremely well tended and enjoys a very high degree of privacy. A large south facing patio is at the side aspect and provides ample entertaining space with an illuminated water feature. Steps lead down to the main formal lawn with beds and borders filled with an established variety of shrubs, small trees and flowers to provide 'year round' interest. All complemented by night lighting including under soffits, bollard lighting and lit steps. A timber shed is set to one corner. Outside water tap.