



holland&odam

37 Irving Road | Keinton Mandeville | Somerset | TA11 6ET



£445,000

To View:

Holland & Odam

3 Farm Road, Street

Somerset, BA16 0BJ

01458 841411

street@hollandandodam.co.uk



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Energy
Rating

C

Council Tax Band D



Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

Upon entering Keinton Mandeville from Street/Somerton, proceed into the village passing the Quarry Inn on the left, and after a short distance take a right hand turn into Irving Road. Continue along almost to the end of the road where the property will be found on the right hand side.

Description

A beautifully presented and tastefully decorated four bedroom detached family home, offering spacious and well proportioned accommodation thoughtfully arranged over two floors. The property features a generous sitting room, impressive kitchen/dining room, separate utility room, principal bedroom with en-suite facilities and a family bathroom. Further benefits include a ground floor cloakroom and detached double garage, making this an appealing choice for families seeking a stylish, comfortable and practical home.

You are welcomed into a spacious entrance hall, providing an inviting introduction to the home, with ample room for coats and shoes and a useful understairs cupboard offering additional storage. Stairs rise to the first floor, whilst doors lead to the principal ground floor accommodation. A conveniently positioned cloakroom, fitted with a wash hand basin and WC, completes this practical and well arranged space. To the left the generously proportioned sitting room enjoys a wonderful dual aspect, flooded with natural light from a large window overlooking the front and French doors opening directly onto the rear garden. Offering an inviting space for both relaxation and entertaining, the room provides ample space for a variety of seating arrangements, creating a comfortable and welcoming setting for the whole family to enjoy. The French doors further enhance the sense of space, providing a lovely connection to the garden. Extending along the right hand side of the property is an impressive kitchen/dining room, providing a wonderfully spacious setting for cooking, dining and entertaining. The kitchen area is fitted with contemporary high gloss wall, base and drawer units, quality silestone quartz worktops, built in oven and hob with integrated dishwasher and space for freestanding fridge freezer whilst the generous proportions allow for a dedicated dining area with ample room for a substantial table and chairs. A window overlooking the rear garden and an additional window to the front allow natural light to filter through the room, enhancing the sense of space and creating a bright, sociable environment. Conveniently accessed from the kitchen/dining room is a separate utility room, providing a practical area for laundry appliances and additional household storage. A door opens directly to the rear garden, offering useful access for everyday family life.

Stairs rise from the entrance hall to the first floor landing, providing access to all four bedrooms and the family bathroom. An airing cupboard offers additional storage. The principal bedroom is positioned towards the front of the property and provides a comfortable and well proportioned retreat, with ample space for bedroom furniture. Benefitting from its own en-suite shower room, comprising a shower enclosure, wash basin, WC and heated towel rail, adding a welcome degree of privacy and convenience. Three further bedrooms complete the first floor accommodation, all offering comfortable proportions and flexibility to suit a variety of needs. Positioned towards the rear of the property is a generously proportioned double bedroom, with ample space for wardrobes and additional bedroom furniture. To the front is another well appointed bedroom, providing a bright and inviting space, ideal for family members or visiting guests. A further bedroom overlooks the rear garden and lends itself perfectly to use as a child's bedroom, nursery or dedicated home office. Serving these bedrooms is a well appointed family bathroom, fitted with a contemporary white suite comprising a bath, wash hand basin and WC. Stylish contemporary tiling adds an attractive finishing touch, completing the thoughtfully arranged first floor accommodation.

Location

Keinton Mandeville is a popular village set amidst gently rolling countryside seven miles to the south east of Street and mid way between the market towns of Somerton and Castle Cary. The village provides a pub The Quarry Inn, highly regarded primary school, play/skate park, village stores, church and active village hall where there is also a day surgery. The village is well placed for commuters being just one mile from the A37 and 5.5 miles from the A303 at Podimore. The nearest rail link to London Paddington is at Castle Cary, 6 miles. The historic centre of Wells is 16 miles and the busy centres of Yeovil and Taunton are 12 and 24 miles distant respectively.



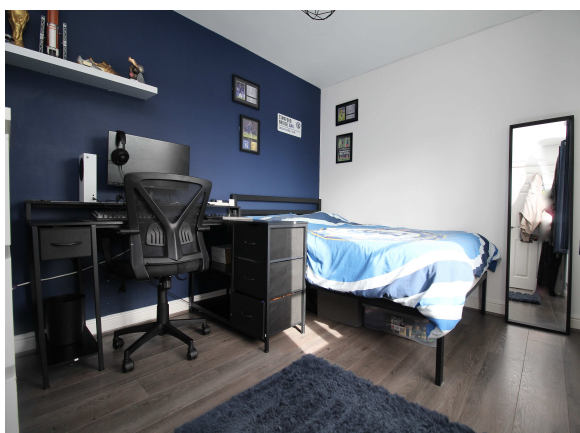


The property enjoys a delightful, enclosed south facing rear garden, offering a wonderful degree of privacy and an inviting space for outdoor relaxation and entertaining. Predominantly laid to lawn, the garden features a generous patio extending across the rear of the property, providing the perfect setting for al fresco dining and enjoying the sunshine throughout the day. A charming corner area of mature shrubs and established trees adds texture, colour and seasonal interest, creating an attractive backdrop to this lovely outdoor space. A convenient side gate provides easy access to the front of the property.

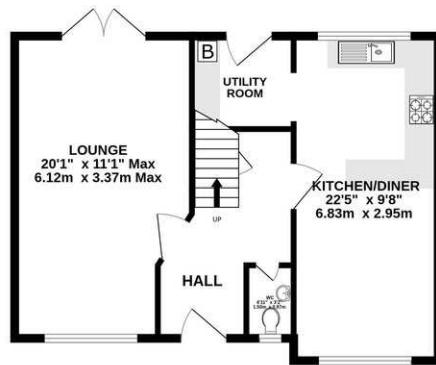
Situated opposite the property is a substantial double garage, fitted with two up and over doors and benefiting from power and lighting. Ample parking for multiple vehicles is available in front of the garage, providing excellent convenience and practicality.



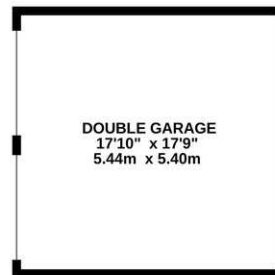
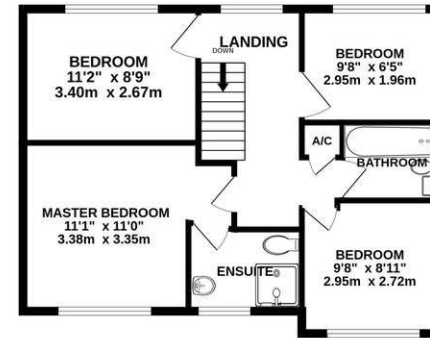
- Desirable village location in the popular village of Keinton Mandeville, pleasantly positioned towards the end of a no through road.
- Beautifully presented four bedroom detached family home, offering tastefully decorated, spacious and well proportioned accommodation throughout.
- Generous dual aspect sitting room, flooded with natural light from a large front window and French doors opening directly onto the rear garden.
- Impressive kitchen/dining room, providing a sociable space for cooking and entertaining, complemented by a separate utility room and ground floor cloakroom.
- Attractive enclosed rear garden, offering a wonderful outdoor space for relaxation, entertaining and family enjoyment.
- Detached double garage and driveway parking, providing ample space for vehicles together with useful additional storage.



GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



37 IRVING ROAD

TOTAL FLOOR AREA: 1502 sq.ft. (139.5 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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