



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: D (68)

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.

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Guide Price: £425,000

Furnham Crescent, Chard, Somerset TA20 1AZ

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

Sukina,
Furnham Crescent,
Chard, Somerset
TA20 1AZ

Guide Price: £425,000

- Highly Versatile Detached Property
- Quiet Cul-de-Sac Location
- 4 Double Bedrooms, En-Suite Bathroom to Master
- 25ft Sitting Room & 16ft Dining Room
- Hobbies Room, Reception Room & Study
- Modern Kitted Kitchen & Rear Porch
- Entrance Hall & Ground Floor Shower Room
- Double Glazing & Gas Fired Heating
- Detached Garage & Off Road Parking
- Enclosed Private Rear Garden with Substantial Summerhouse

Situated within the quiet Furnham Crescent cul-de-sac is this highly versatile detached 4 double bedroom, 4 reception room property with a longer than average garage, off road parking for multiple vehicles and a well maintained private rear garden with substantial summerhouse. The property comprises; entrance hall, ground floor white suite shower room, 25ft sitting room with log burner and access to the garden, 16ft dining room with log burner, modern fitted kitchen, rear porch, hobbies room, further reception room, first floor study, en-suite bathroom to the master bedroom and a white suite family shower room. Further benefits from double glazing and gas fired heating.



Approach
Approached via the gated entrance opening to a good size gravel chipped off road parking area with space for multiple vehicles heading the garage and front door to the side aspect.

Entrance Hall
A part double glazed composite front door with a double glazed side panel opens to the spacious entrance hall with stairs rising to the first floor, single panel radiator, wall mounted thermostat and a good size built in under stairs pantry.

Sitting Room: 25' 9" x 16' 10" (7.86m x 5.13m)
With a large double glazed window with sliding door over looking the rear garden and opening to the patio. Further window into the side porch/utility area. Feature stone fireplace with a wood mantle and inset log burner. Two single panel radiators, TV point and a coved ceiling. Door to:

Reception Room: 11' 4" x 9' 7" (3.45m x 2.92m)
Double glazed window to the rear aspect and a single panel radiator.

Dining Room: 16' 11" x 10' 11" (5.15m x 3.33m)
Double glazed window to the front aspect, feature brick built fireplace with a stone mantle and inset log burner. Single panel radiator and a coved ceiling.

Kitchen: 15' 11" x 7' 9" (4.85m x 2.35m)
Dual aspect with double glazed windows to the front and side. Fitted with a modern range of white high gloss fronted wall and base units, solid wood block worktops over and all complemented by tiled splash backs. Inset bowl and drainer with mixer tap over. Space for a range style gas cooker with an extractor over. Space and plumbing for a washing machine and dishwasher. Space for an upright fridge/freezer. Wall mounted Worcester gas fired boiler, brushed chrome power points, access to the roof void and a heat/smoke detector. uPVC part double glazed door and window to:

Rear Porch: 7' 3" x 5' 0" (2.20m x 1.52m)
With double glazed windows to the side and rear aspects, polycarbonate roof and a part double glazed door opening to outside. Rolled edge worktop with an inset stainless steel bowl and drainer with mixer tap over.
Hobbies Room: 14' 5" x 7' 3" (4.39m x 2.22m)
With a double glazed window to the front aspect and a radiator.

Shower Room: 10' 5" x 3' 8" (3.18m x 1.11m)
Fitted with a white three piece suite comprising; cubicle with a wall mounted thermostatic shower over. Vanity wash hand basin with mixer tap over. Low level WC. Fully tiled walls and flooring, wall mounted heater, wall light/shaver point and an extractor.

First Floor Landing
A good size landing with a double glazed window to the side aspect, built in cupboard housing the hot water cylinder tank and access to the roof void.

Bedroom 1: 17' 0" x 10' 11" (5.18m x 3.34m)
Double glazed window to the front aspect, single panel radiator, telephone point and recessed spotlights. Opening to:

En Suite Bathroom: 6' 2" x 5' 7" (1.88m x 1.70m)
Fitted with a white two piece suite comprising; 'spa' style panel bath with a mixer tap over. Vanity wash hand basin with mixer tap over. Tiled walls, wall light/shaver point, heated towel rail and tile effect laminate flooring.

Bedroom 2: 10' 6" x 9' 5" (3.21m x 2.86m)
Double glazed window to the side aspect and a single panel radiator.

Study: 10' 6" x 7' 3" (3.20m x 2.20m) (max)
Double glazed window to the side aspect with views and a single panel radiator. Opening to an inner hall giving access to:

Bedroom 3: 14' 4" x 8' 2" (4.37m x 2.49m)
Double glazed window to the rear aspect and a double panel radiator.

Bedroom 4: 14' 6" x 8' 2" (4.41m x 2.50m) (max)
Double glazed window to the rear aspect, double panel radiator and recessed ceiling spotlights.

Shower Room: 6' 1" x 5' 5" (1.86m x 1.66m)
Fitted with a white three piece suite comprising; corner cubicle with a glass door and wall mounted thermostatic shower over. Vanity wash hand basin with mixer tap over and a low level WC. Obscure double glazed window to the side aspect, tiled walls, wall light/shower point, heated towel rail and tile effect laminate flooring.

Garage: 22' 0" x 8' 7" (6.70m x 2.61m)
A detached longer than average single garage with an up and over door to the front aspect, windows to the side and rear and an access door from the rear garden. Power and light connected.

Summerhouse: 13' 7" x 9' 9" (4.15m x 2.96m)
A detached substantially built timber summerhouse with windows and double opening doors to the front aspect over looking the rear garden. Power and light connected.

Outside
The property is located on the popular Furnham Crescent development and approached via the gated entrance opening to the gravel chipped off road parking area with space for multiple vehicles heading the garage and main entrance door to the side aspect. A pedestrian gate gives access to:

The rear garden is of a good size, enjoys a very high level of privacy and is fully enclosed by timber fencing and mature hedging. A patio and gravel chipped area provides a pleasant seating space and also has space for a timber built summerhouse. A stepping stone path leads through the main lawn to the substantially built timber summerhouse (with power and light connected) at the side of the garden. A gated area to the rear of the garage is currently used for storage.