

Beaufort Gardens, South Petherton, TA13 5HS

£650,000

ORCHARDS ESTATES

Step into this beautifully appointed four/five-bedroom detached residence, nestled within a quiet and sought-after cul-de-sac in the charming village of South Petherton.

Designed for contemporary living, the property offers generous proportions throughout, complemented by ample parking to both the front and side. Boasting a double garage, a meticulously maintained rear garden, a striking modern kitchen/diner, and two en suite bedrooms, this home has been finished and cared for to an exceptional standard.

On arrival, the property welcomes you with off-road parking and a neatly kept front lawn, alongside gated side access leading to the garage. The front door opens into a spacious and inviting entrance hall, providing access to the first floor and leading to a range of well-appointed ground floor rooms.

These include a bright and expansive dual-aspect living room with double-glazed windows to the front and rear, a cloakroom, utility room, a dedicated office, and an impressive kitchen/diner.

The kitchen is fitted with sleek, modern appliances including a dishwasher, induction hob, and double electric oven and features double doors opening onto the rear garden.

Adjacent to the kitchen, a versatile second office or fifth bedroom offers an additional en suite and generous natural light.

Upstairs, a substantial landing provides further storage and leads to four well-proportioned double bedrooms, two of which benefit from stylish en suite facilities. The fourth bedroom is fitted with built in Shaprs wardrobes, which could be suited for a walk in wardrobe.

The family bathroom is equally well-appointed, featuring a contemporary suite with a separate bath, a spacious double shower, WC, and basin.

Externally, the rear garden is predominantly laid to lawn, enhanced by a patio area ideal for outdoor dining, as well as a charming wooden deck situated at the far end.

This exceptional home must be viewed in person to fully appreciate the quality, space, and lifestyle it so effortlessly provides.









LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, pub, restaurant, cafe, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Approach

Located on Beaufort Gardens, at the end of the cul-de-sac.

Ground Floor

On arrival, the property welcomes you with off-road parking and a neatly kept front lawn, alongside gated side access leading to the double garage. The front door opens into a spacious and inviting entrance hall, providing access to the first floor and leading to a range of well-appointed ground floor rooms. These include a bright and expansive dual-aspect living room with double-glazed windows to the front and rear, a cloakroom, utility room, a dedicated office, and an impressive kitchen/diner. The kitchen is fitted with sleek, modern appliances including a dishwasher, induction hob, and double electric oven and features double doors opening onto the rear garden. Adjacent to the kitchen, a versatile second office or bedroom, fitted with an en suite, which would be a superb guest room offers generous natural light.

First Floor

Upstairs, a substantial landing provides further storage and leads to four well-proportioned double bedrooms, two of which benefit from stylish en suite facilities. The family bathroom is equally well-appointed, featuring a contemporary suite with a separate bath, a spacious double shower, WC, and basin.

Garden

Externally, the rear garden is predominantly laid to lawn, enhanced by a patio area ideal for outdoor dining, as well as a charming wooden deck situated at the far end. You also benefit from a large shed to the side of the property.

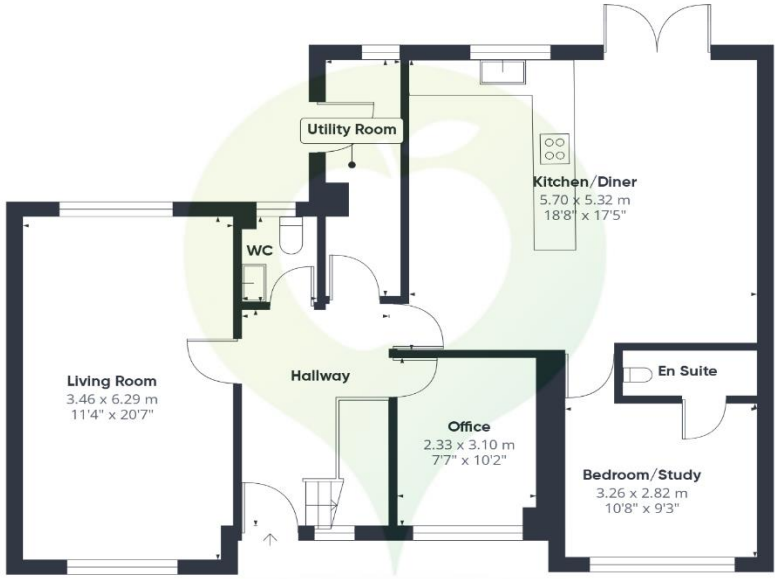
Material Information

- Freehold Property
- EPC - C
- Council Tax Band - E
- Off Road Parking
- Double Garage
- There is a large shed to the side of the house.
- Gas Fired Central Heating
- Loft Space is fully boarded with lighting
- Broadband - Ofcom Ultrafast download speed 1000 Mbps
- Floodzone 1 - Low risk of flooding from rivers and sea

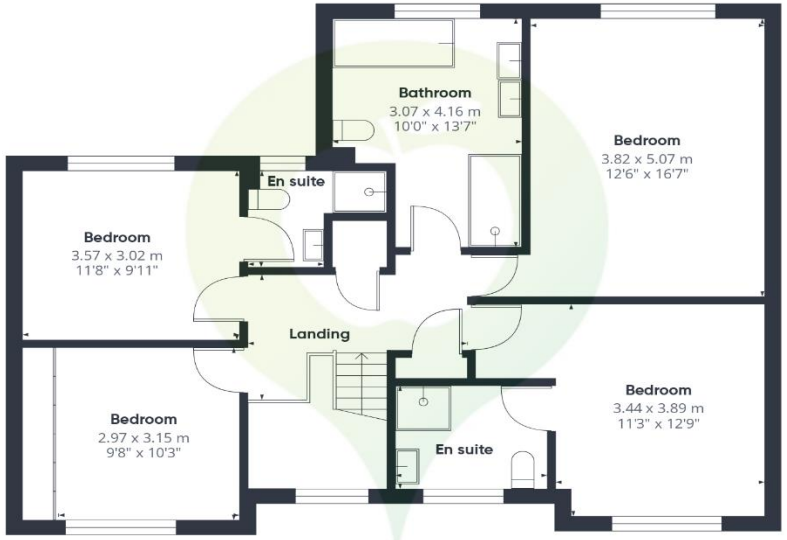








Floor 1



Floor 2





The graph shows this property's current and potential energy rating.

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Approximate total area(1)

172.7 m²

1859 ft²

(1) Excluding balconies and terraces

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

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.