

Burfitt Road

Castle Cary, BA7 7FP

COOPER
AND
TANNER



£550,000 Freehold

A well presented four bedroom link detached family home on the popular Lovel's Farm development, located towards the outskirts of the town and within easy walking distance of the train station. The property offers a single garage, driveway parking for 3 cars and an enclosed south facing garden to the rear. Internal viewing comes highly recommended.

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DESCRIPTION

A well presented four bedroom link detached family home on the popular Lovel's Farm development, located towards the outskirts of the town and within easy walking distance of the train station. The property offers a single garage, driveway parking for 3 cars and an enclosed south facing garden to the rear. In brief the accommodation comprises a spacious entrance hall with cloakroom leading off, sitting room, study and a wonderful open plan kitchen/dining/living space with a range of fitted wall and base units with integrated appliances and centre island. A feature of this room is the glazed bi-folding doors opening out onto the enclosed garden at the rear. In addition there is a spacious utility room with ample storage and an internal door into the garage. To the first floor there are four double bedrooms, the main bedroom having an en-suite shower room with walk in shower, fitted wardrobes to two of the bedrooms and a family bathroom. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

OUTSIDE

To the front of the property is a block paved driveway providing parking for three cars which leads to the single garage with electric up and over door. The enclosed gardens to the rear enjoy a sunny aspect and have been landscaped by the present owner to include a paved

terraced area with awning over, lawned gardens and raised flowerbeds housing a selection of plants and shrubs.

LOCATION

Castle Cary is an attractive and bustling market town of glowing golden stone. It is a haven of historic buildings, independent shops and boutiques and picture-perfect surrounding countryside. Dating back to 1855, The Market House remains the focal point of the town, hosting a weekly market as well as regular events. The town is home to many independent businesses including shops and art galleries. Amenities include a nursery, a primary and a secondary school, a health centre, a dental practice, a library, a Post Office, a deli, various grocery stores, greengroceries, newsagents, chemists, pubs and tea shops. There are large supermarkets only a 15-minute drive away in the towns of Wincanton and Shepton Mallet. 'The Newt in Somerset' is just a short drive away along with the fashionable town of Bruton, home to Hauser & Wirth Somerset, a pioneering world-class art gallery. The mainline railway situated on the edge of Castle Cary makes this a great location for commuters (Paddington c. 90 mins) and the A303 is also within easy reach.

COUNCIL TAX BAND

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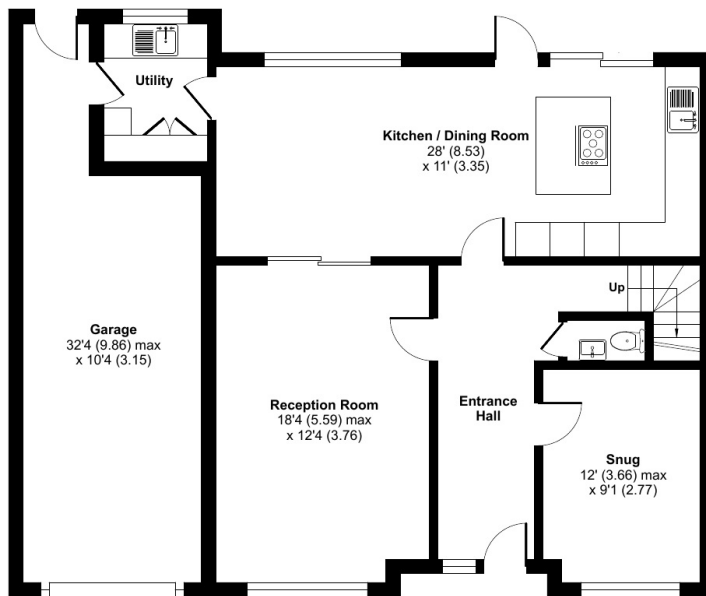
Burfitt Road, BA7

Approximate Area = 1661 sq ft / 154.3 sq m

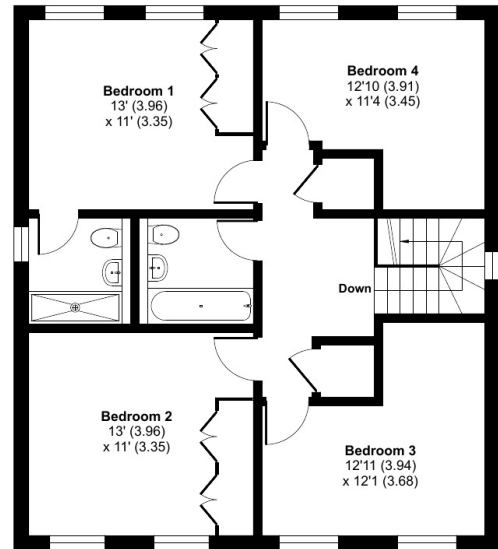
Garage = 283 sq ft / 26.2 sq m

Total = 1944 sq ft / 180.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1014572

CASTLE CARY OFFICE

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