

# 48 Whitstone Rise,

Shepton Mallet, BA4 5QB

COOPER  
AND  
TANNER



£345,000 Freehold

Situated in a popular residential area this extended semi detached house offers good sized accommodation with a larger than average enclosed garden, attached garage and driveway parking.

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 3  2  1 EPC C

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## DESCRIPTION

A storm porch and a double glazed entrance door leads into a spacious entrance hall which is open plan to the kitchen / breakfast room, with has the staircase rising to the first floor and a door to the sitting room. The kitchen / breakfast room with an extensive range of base, drawer and wall units incorporating single drainer sink unit with work surfaces, built in double oven, gas hob, cooker hood, space and plumbing for dishwasher, freestanding fridge / freezer and small table and chairs. A door leads into the side hall, where a double glazed door opens to the driveway. Also accessed from here, is the downstairs shower room, fitted with low level wc, wash hand basin and walk through to wet room shower. There is a personal door to the garage which has been dry lined to create an extra room, and an opening to the utility room which is fitted with a range of units incorporating single drainer sink unit, plumbing for washing machine and door to the rear garden.

The good sized sitting / dining room has a large picture window to the front and patio doors to the double glazed conservatory, enjoying views over the garden and to the hills beyond. This room is currently used as a dining room.

On the first floor the light and airy landing gives access to the three bedrooms, two doubles and a good sized single. The master bedroom has an open fronted built in wardrobe. There is a family bathroom which has a three-piece white suite, including panel enclosed bath with shower, low level wc and pedestal wash hand basin.

## OUTSIDE

A surfaced driveway and gravelled frontage provides off road parking for several vehicles, with doors to side hall and to the entrance hall. The larger than average rear garden is fully enclosed and has two terraces. A gravelled and paved seating / entertaining area accessed from the conservatory and utility room, enclosed by a picket fence with steps down to the remainder of the garden. This lower level is mainly grassed with greenhouse, shed and a variety of plants.

## ADDITIONAL INFORMATION

Gas fired heating. All mains services are connected. Council Tax Band C. We are required under the Estate Agents Act 1979, and the Provision of Information Regulation 1991, to point out that the client we are acting for on the sale of this property is a "connected person" as defined by that act.

## LOCATION

The historic market town of Shepton Mallet offers a range of shopping facilities and is within easy commuting distance of the centres of Wells, Bristol, Bath and Frome. For those travelling by train, Castle Cary has a mainline station with direct services to London Paddington.

## DIRECTIONS

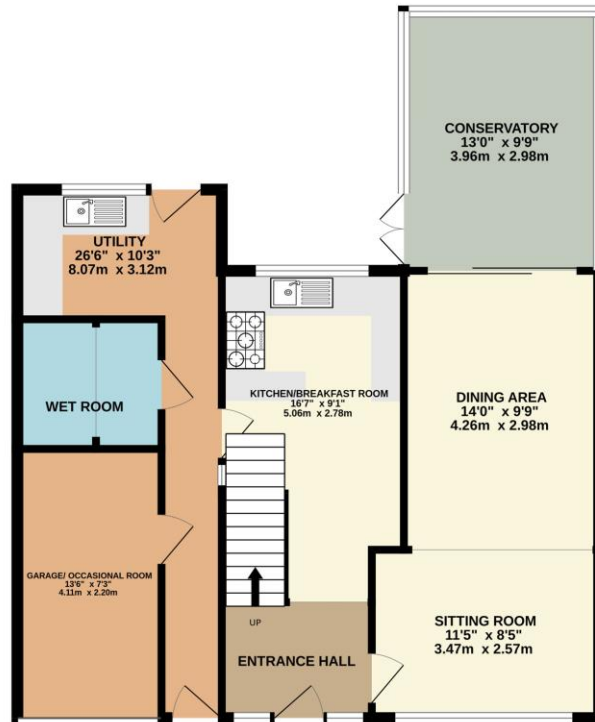
From the High Street office, proceed into Paul Street and on into Charlton Road, past Whitstone School and the Leisure Centre. At the traffic lights turn right into Whitstone Road (A37). Travel along the full length of the road and take the turning on the left into Whitstone Rise. Follow the road around to the left where the property will be seen just past the right hand bend on the left hand side.



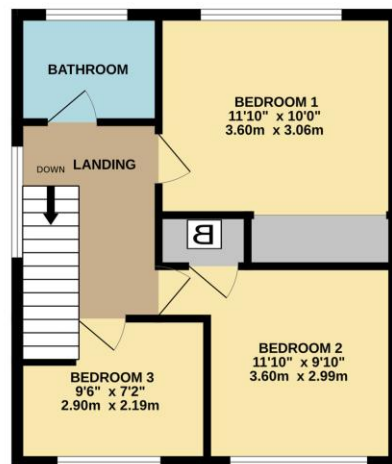




GROUND FLOOR



1ST FLOOR



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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