

22 Kingfisher Road, Evercreech, BA4 6AN

COOPER
AND
TANNER



£500,000 Freehold

Spacious 5 bedroom property nicely proportioned with versatile accommodation perfect for today's lifestyles - master bedroom with dressing area and ensuite bathroom, guest bedroom with ensuite, two reception rooms, as well as double garage and landscaped gardens.

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 5  2  3 EPC B

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DESCRIPTION

The spacious entrance hall has tiled floor, access to the principal rooms, staircase to the first floor and a downstairs cloakroom. The sitting room is dual aspect with bay window to the front and french doors leading to the rear garden. Across the hall is the dining room / study with bay window to the front. Located to the rear of the property is a large light and airy kitchen / breakfast / family room fitted with a range of matching units incorporating single drainer sink unit, integrated fridge, freezer, gas hob, double oven, canopy, dishwasher and french doors opening onto the rear garden. There is also a utility room with fitted units, plumbing for washing machine and a door to the garden.

The first floor accommodation comprises the master bedroom with dressing area and a full ensuite bathroom with bath, separate double shower, his & her basins, bidet and low level WC; a guest double bedroom with ensuite shower room, a third double bedroom and the family bathroom.

On the top floor there is a spacious landing, two further double bedrooms with eves storage, and an ensuite shower room.

OUTSIDE

Enjoying an open outlook to the front across a green the front gardens are designed for low maintenance planted with shrubs. The current owners have had the rear garden landscaped to create the perfect outdoor space for a young family which is also ideal for entertaining and for easy maintenance. The majority of the garden is paved for all weather use with artificial grass and a raised border. There is a personal door into the double garage and pedestrian gate to the side. The DOUBLE GARAGE has up and over doors, power, light and roof storage space.

AGENT'S NOTE

We would like to advise prospective purchasers there is a management charge of approximately £360pa.

ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected. Council Tax Band F

LOCATION

Evercreech offers many amenities - a Cooperative supermarket, Bakery, Pharmacy, Doctors Surgery and a Primary School. Situated close to Shepton Mallet, Bruton and Castle Cary with its main line train station London. to Paddington.

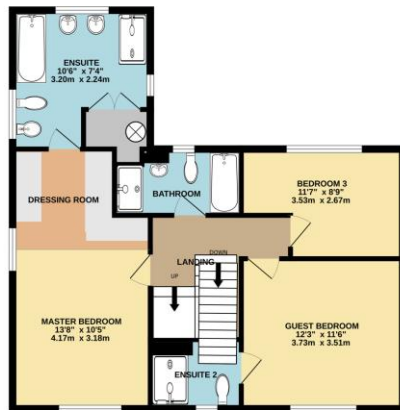




GROUND FLOOR



1ST FLOOR



2ND 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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk



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