

# 9 Bishop Crescent,

Shepton Mallet, BA4 5XX



£475,000 Freehold

Occupying a large corner plot and set in a small cul de sac this detached property has been extended by the current owners creating an ideal family home with four double bedrooms (Master with ensuite), open plan kitchen / breakfast / family room, south west facing garden, ample parking and an attached double garage.

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 4  2  2 EPC C

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### DESCRIPTION

This detached spacious house offers well maintained and versatile accommodation in one of the most popular areas of the town.

A spacious entrance hall has wood effect flooring, doors to principal rooms and the staircase rising to the first floor with open space for coats and shoes. The dual aspect sitting room has French doors to the rear garden, and a contemporary feature fireplace with surround and hearth. There is a chimney which could accommodate a wood burner. Across the hall, the dining room has glazed floor to ceiling panels, dado rail and a double glazed window to front. Located to the rear of the property, the open plan kitchen / breakfast / family room is fitted with an extensive range of modern base, drawer and wall units incorporating single drainer sink unit, two single ovens with slide away doors, combination microwave oven, coffee machine, dishwasher, induction hob and canopy. There is space for table and chairs, easy chairs and a sofa. Bifold doors open to the rear garden, a personal door to the garage and a further door leads into the utility room. This is fitted with round bowl sink, wall mounted gas boiler, plumbing and space for washing machine. There is also a double glazed door to the garden.

On the first floor, there are four double bedrooms. The master bedroom has fitted double wardrobes and an ensuite bathroom, with "P" shaped panel enclosed whirlpool bath with shower and screen, pedestal wash hand basin and low level wc. There are Christies units to bedroom 2 and 3 and a built in wardrobe to bedroom 4. The family shower room includes wash hand basin on vanity stand, low level wc and quadrant corner shower.

### OUTSIDE

The property is approached across a surfaced driveway providing ample parking for several cars with lawn to side planted with a colourful array of specimen plants. A path leads to the side and rear. The double garage has two electric doors, power, light, roof storage space and personal door to kitchen.

Fully enclosed and south west facing, the rear garden is landscaped to provide a raised lawn with timber summer house and edged by well stocked borders. A large paved and artificial terrace provides the perfect all weather area for entertaining and relaxing, complete with a timber framed and roofed pergola. There is a pedestrian gate leading onto Old Wells Road.

### ADDITIONAL INFORMATION

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

### LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London

### DIRECTIONS

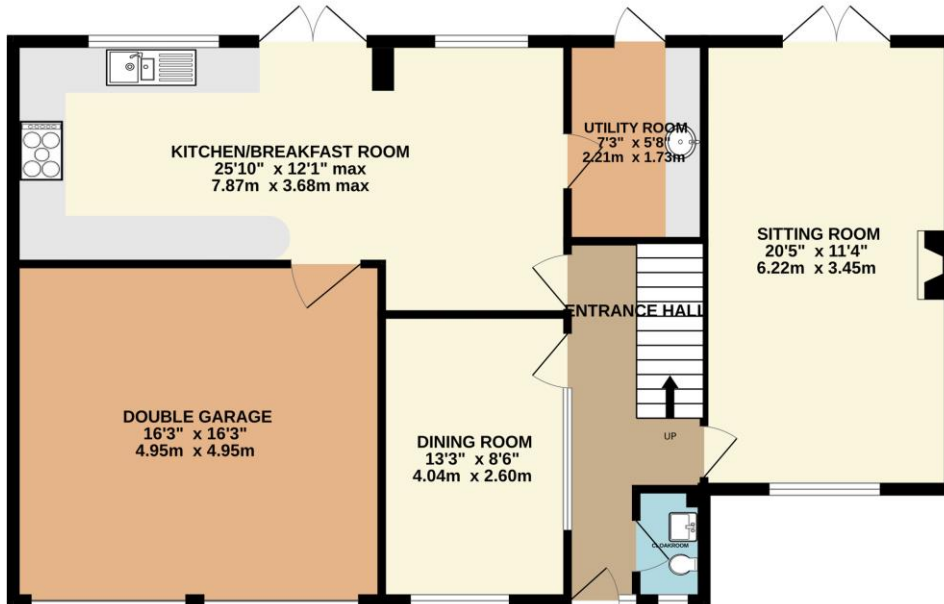
From the Cooper and Tanner office, proceed along Commercial Road to the mini roundabout. Turn left onto Old Market Road. At Tesco roundabout, turn right into West Shepton. Continue over mini-roundabout and take the 4<sup>th</sup> turning on the right into Old Wells Road. Take the 2<sup>nd</sup> right into St Peters Road. Bishop Crescent is the first turning on the left. Turn left into the cul de sac the property will be seen on the far right hand side.



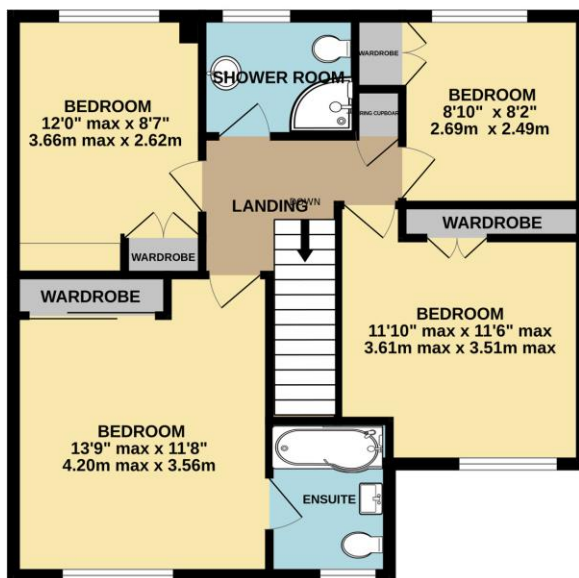




GROUND FLOOR



1ST FLOOR



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