

Picken Court,

West Lambrook, TA13 5HL



£695,000 Freehold

Finished to a high standard with 'Ham Stone' to the front and Aluminium clad hardwood windows throughout is this four bedroom detached house situated on a small development with countryside views to the rear. Providing good sized family accommodation with gated parking for several cars and detached double garage.

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DESCRIPTION

Picken Court is a small select development of 4 detached houses, just completed by a local builder. Built to a high standard to include high speed direct fibre including with all rooms benefiting from Cat E cabling. The property also comes with a 10 year structural warranty.

Occupying a large plot, the front garden is enclosed by picket fencing with paved path leading to the part glazed front door. You enter the property directly into the spacious entrance hall with staircase rising to the first floor, and doors to the principal rooms. The cloakroom has an access to an understairs cupboard housing the underfloor heating controls and is fitted with a white suite of low level wc and wash hand basin set in a vanity unit. Back into the hall, the family sized kitchen / dining room is fitted with a good range of grey base, drawer and wall units with incorporating a single drainer sink unit and Quartz work surfaces. There is an integrated induction hob, double oven and canopy, as well as integrated dishwasher; and fridge / freezer. The dining area provides a spacious area for table and chairs and other furniture with sliding doors allowing light to flood in from the garden. Leading on from here you will find the utility room with sink, base units matching the kitchen and fully glazed door to the driveway. Across the hall is the triple aspect sitting room with multifuel stove. French doors lead out to garden enjoying the open outlook. The entire ground floor benefits from individual room controllable underfloor heating.

The staircase leads to a light and spacious landing giving access to the four double bedrooms, family bathroom and walk in airing cupboard. The Master bedroom has an alcove on entrance ideal for a wardrobe, this light room leads to an ensuite shower room, comprising a low level wc, 'his and hers' wash hand basins, and a large walk in shower. There are three further bedrooms; a double

with built in cupboard and ensuite to match the master bedroom ensuite the two remaining doubles are to the front with views. Completing the accommodation is the family bathroom with corner shower cubicle, wc and basin set into a vanity unit and panel enclosed bath.

The property has privately owned Solar panels and an air source heat pump fitted helping to make a comfortable and environmentally friendly home.

OUTSIDE

To the rear of the property there is a good sized level garden overlooking open countryside, fully enclosed and laid to lawn with a paved seating area ideal for entertaining. An opening leads to the gravelled driveway with parking for several vehicles enclosed by electronic gates. Cabling is in place to allow for an EV charger. The double garage has a pedestrian access and electric roller door.

AGENT'S NOTE

There is a non-refundable reservation fee of £2500.

ADDITIONAL INFORMATION

Solar panels. Air source heat pump. Private drainage. Council tax band TBC

LOCATION

The location of West Lambrook lies within commuting distance of South Petherton, the A303 and Yeovil with its mainline station.

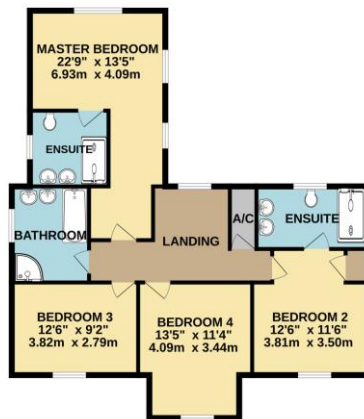




GROUND FLOOR



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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