

Hobbs Road

Shepton Mallet, BA4 4LR

COOPER
AND
TANNER



£595,000 Freehold

An impressive and exceptionally well-presented four bedroom detached house, situated in the Tadley Acres development. This spacious property includes master bedroom with dressing room and ensuite shower room, study, utility, open plan kitchen/dining room to sitting room, double garage and parking.

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DESCRIPTION

A door to the front of the property opens into a spacious entrance hall with staircase to the first floor and doors to the principal rooms, including downstairs cloakroom, study, sitting room, kitchen/dining room and garden room. The kitchen/dining room is fitted with an extensive range of matching units with granite work surfaces, an island unit with polished stone work surface, integrated appliances to include range cooker, canopy hood, and dishwasher. Adjoining the kitchen is a utility room with matching units, sink unit and wall mounted boiler providing gas heating. The light and airy garden room offers another dimension to the property with bi fold doors opening to the low maintenance enclosed south west facing rear garden. On the first floor, a spacious landing gives access to the spacious drawing room and master bedroom with walk in dressing room and modern ensuite shower room. A staircase leads to the second floor again with a spacious landing, family bathroom, two good sized double bedrooms, a small double bedroom and a study/single bedroom. There is a 2nd ensuite shower room to bedroom two. The family bathroom comprises a panelled bath, low-level wc and wash hand basin.

OUTSIDE

The rear garden is designed for low maintenance and is enclosed by wall. Being south west facing with a water feature the bifold doors from the garden room provides easy access to this private outdoor space.

To the side of the property, there is a double garage with power and light connected. The roof space has been floored to provide a workshop / studio area. Double width parking is available in front of the garage.

LOCATION

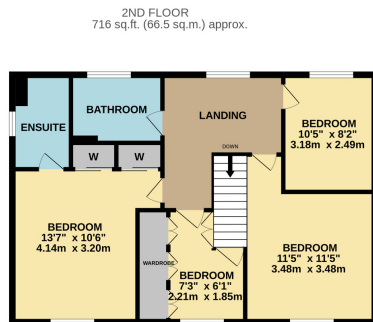
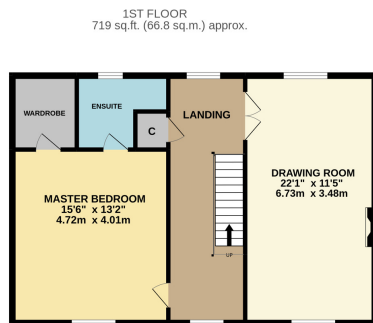
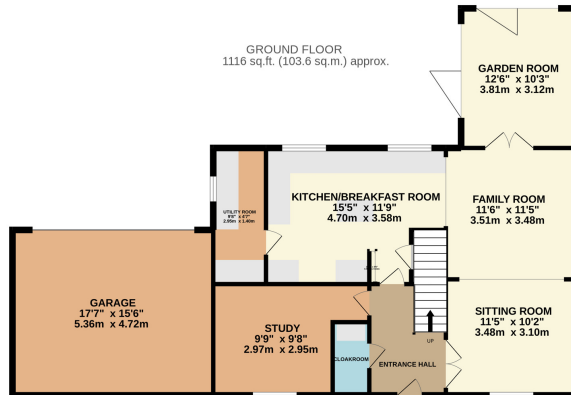
The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

DIRECTIONS

From our office, proceed to the end of the High Street and continue straight on into Cannard's Grave Road.. Follow the road to the next roundabout and take the first exit onto Whitstone Road). Take the first turning on the left hand side into Hobbs Road. Continue along and follow the road around to the right. The property will be seen directly facing you as you proceed to the end of the road.







TOTAL FLOOR AREA : 2550 sq.ft. (236.9 sq.m.) approx.

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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