

9 Hawthorn Crescent, Shepton Mallet, BA4 5XR

COOPER
AND
TANNER



£280,000 Freehold

Internal viewing highly recommended to appreciate this extended and well-presented semi detached three bedroom house with an enclosed garden, garage and driveway parking for several vehicles. Situated in a popular residential area.

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 3  2  1 EPC Required

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DESCRIPTION

A door to the front of the property opens into a double glazed entrance porch, with an inner door then leading through to the entrance hall with staircase rising to the first floor and an opening to the good sized sitting room with large picture window to the front and multi paned glazed door to the dining room and a door leads into the good sized sitting room with a large picture window to the front and multi paned glazed door to the dining room. This light and airy room opens out into the kitchen which is fitted with a range of white base, drawer and units incorporating a single drainer sink unit, work surfaces, cooker hood, plumbing for washing machine, space for an electric cooker and dishwasher. A double glazed door gives access to the rear garden. Within the dining room is ample space for dining table and chairs, as well as other items of furniture if required. Completing the accommodation on the ground floor is a modern shower room comprising walk in shower with low forma shower tray, low level wc and pedestal wash hand basin.

On the first floor, there are three bedrooms - two doubles and a single. The master bedroom has a built in double wardrobe and the second bedroom has a built in cupboard and is currently used as a craft room.

OUTSIDE

A lengthy gated driveway extends along the side house to the single garage and provides off road for a several vehicles. The garage has up and over door, power and light connected. The front garden is enclosed by low hedging and planted with a range of herbaceous plants and shrubs. Being fully enclosed and sheltered the rear garden comprises, a paved terrace, a path leading to the bottom if the garden which is flanked by well stocked borders and specimen trees There is a timber shed and summer house.

ADDITIONAL INFORMATION

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

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.

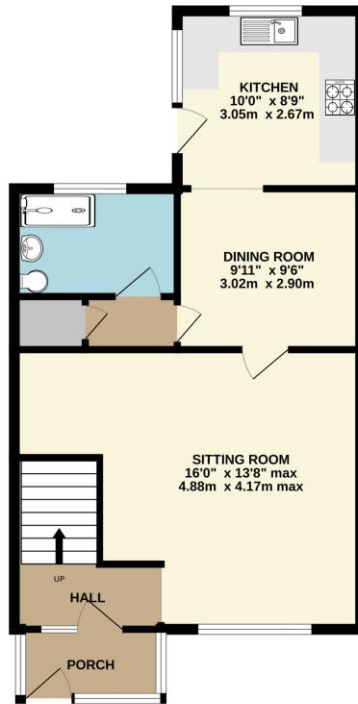
DIRECTIONS

From the Cooper and Tanner office proceed along Commercial Road and continue straight over the mini-roundabout and travel down Pike Hill. Turn left just opposite The Horseshoe Public House and follow the road upwards along St. Peter's Road. Allen Drive is the 2nd turning on the left. Take first right into Beech Avenue. Hawthorn Crescent is off to the right on the left hand bend. The property will be seen a short distance along on the left hand side.

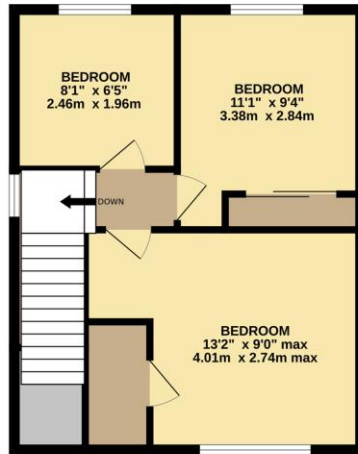




GROUND FLOOR



1ST FLOOR



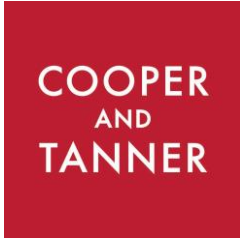
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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