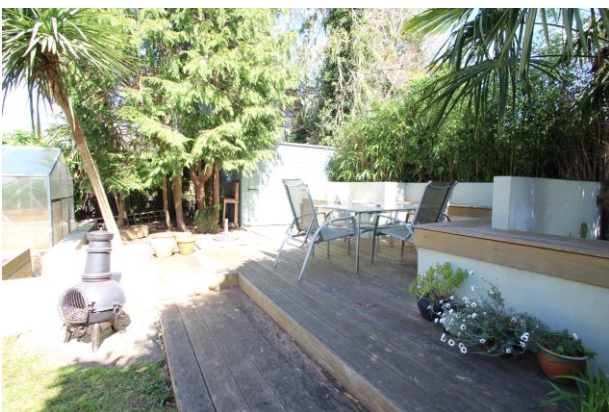


# 22 Enfield Road, Evercreech, BA4 6LJ

COOPER  
AND  
TANNER



**£460,000 Freehold**

This outstanding family home set in a peaceful location has extended accommodation to suit modern family living with open plan living areas, master bedroom with newly fitted ensuite, spacious family bathroom, mature gardens, parking and garage.

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 5  2  2 EPC D

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**£460,000 Freehold**

## DESCRIPTION

The storm porch and double glazed front door opens into an inviting entrance hall, where the staircase rises to the first floor and doors leads into the modern cloakroom, the attached garage, (with part created into a utility space with plumbing for washing machine and a double sink unit) and the kitchen / dining room. Fitted with an extensive range of units with wood block work surfaces, incorporating sink unit, integrated dishwasher, space for freestanding range cooker and freestanding fridge / freezer. From here the dining room opens out into the open plan formal sitting room, garden room with patio doors to the rear garden and the snug which is currently used as a play room. The ground floor accommodation provides a super space for cooking, entertaining and relaxing.

On the first floor the split landing gives access to the master bedroom with a newly fitted ensuite shower room, four further good sized bedrooms and the spacious family bathroom which is fitted with a white suite comprising freestanding double ended bath, wash hand basin and low level wc set into a range of cabinets and a twin walk in shower.

Council Tax Band D.

## OUTSIDE

The front garden is enclosed by hedging and gravelled for low maintenance. A surfaced driveway provides parking for two vehicles, gives access to the single garage and a side path which leads into the rear garden.

The mature rear garden comprises raised lawn, paved terraced, decked seating area and an area used for vegetable production with raised beds and hardstanding for greenhouse. There are a variety of plants and trees planted for privacy and interest.

## AGENT'S NOTE

We would like to advise prospective purchasers that the finishing touches to the ensuite shower room will be completed in the following few weeks.

## ADDITIONAL INFORMATION

Gas fired central heating. All mains' services are connected.

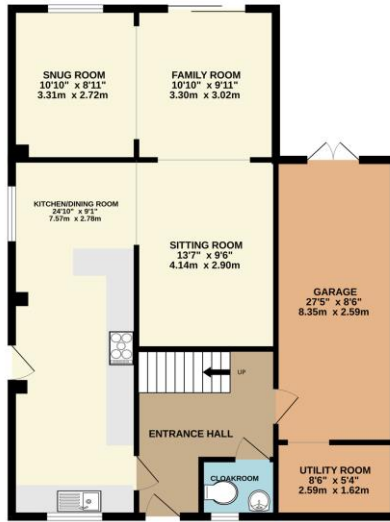
## LOCATION

Evercreech provides many amenities including a Cooperative store with post office, Bakery, Pharmacy, Doctors Surgery and a Primary School. The centres of Wells, Frome, Shepton Mallet, Bath, Bristol including Castle Cary with its mainline station to London Paddington are within travelling distance.

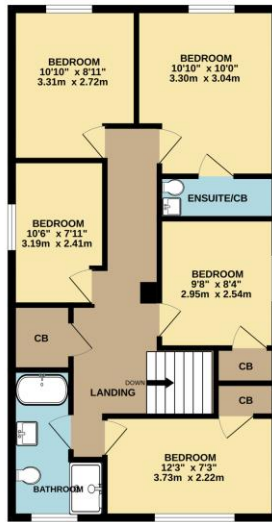




GROUND FLOOR

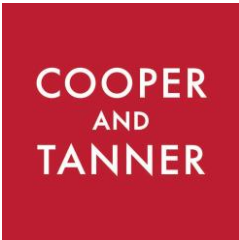


1ST FLOOR



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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SHEPTON MALLET OFFICE  
Telephone 01749 372200  
32 High Street, Somerset, BA4 5AS  
[sheptonmallet@cooperandtanner.co.uk](mailto:sheptonmallet@cooperandtanner.co.uk)



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