

21 Enfield Road,

Evercreech, BA4 6JL

COOPER
AND
TANNER



£349,500 Freehold

A well-proportioned extended link detached three-bedroom family home with large rear garden, ample off road parking for several vehicles, garage and ground floor study / 4th bedroom.

21 Enfield Road, Evercreech, BA4 6LJ

 3  2  1 EPC C

£349,500 Freehold

DESCRIPTION

Situated in a quiet cul de sac position this linked detached extended property offers good sized family accommodation with large south facing rear garden, driveway parking for several vehicles and single garage. Situated in a popular village on the southern edge of the Mendips with a good selection of amenities.

The property is approached across the surfaced driveway entered through the double glazed entrance door to the entrance hall with staircase rising to first floor and doors to principal rooms. The downstairs cloakroom has a white suite of low level wc and vanity unit. Located to the rear, the sitting room opening to the dining room, has a wood burner recessed into the chimney breast, enjoys views over the garden and patio doors to the garden. Adjoining the sitting room is the potential 4th bedroom / study. This also has access direct to the garden (ideal for those working from home) as well as to the garage. The kitchen is fitted with an extensive range of white units incorporating single drainer sink unit, glazed unit, electric cooker point, plumbing for washing machine, larder cupboard, space for freestanding fridge / freezer, door to entrance hall and door to outside.

On the first floor the central landing gives access to the two double bedrooms and large single bedroom, (all with built in wardrobes / storage), as well as to the separate cloakroom and modern shower room fitted with a wash hand basin in vanity unit and shower cubicle.

OUTSIDE

The driveway provides off road parking and gives access to the garage through the up and over door with power, light, roof storage space and personal door to the study / bedroom 4. A path leads to the front entrance door and continues around to the rear garden.

The large south facing rear garden incorporates the disused railway embankment and is predominantly laid to lawn, with a paved terrace ideal for entertaining. A path leads to the bottom of the garden and with the hardstanding for the sheds. From here steps lead up the lawned embankment to the top tier. There are an assortment of planted shrubs and plants.

ADDITIONAL INFORMATION

Electric heating. Mains' water, electricity and drainage are connected. Council Tax Band D.

LOCATION

Evercreech is well placed for travel to the main centres of Bath, Bristol, Frome, Shepton Mallet and Castle Cary with its main line station to London Paddington. The village offers a range of facilities to include a co-op with post office, bakery, pharmacy, doctors' surgery, a primary school, public house and a parish church.

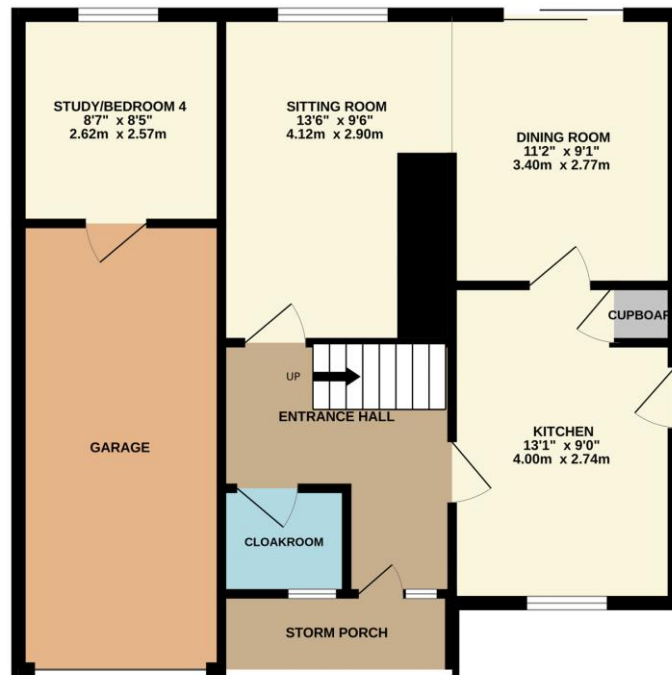
DIRECTIONS

On entering the village of Evercreech via Prestleigh Road, take the 3rd turning on the right into Enfield Road. Follow the road to the corner the property the property will be seen a short distance along on the right hand side.

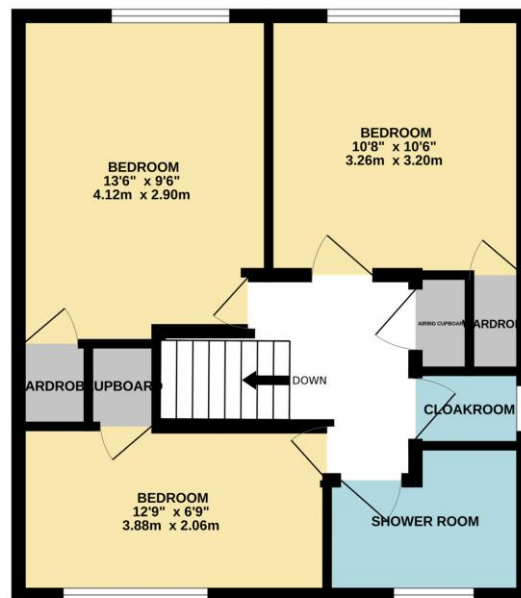




GROUND FLOOR



1ST FLOOR



SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallet@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

