

42 Nightingale Grove, Shepton Mallet, BA4 5PZ

COOPER
AND
TANNER



£415,000 Freehold

Situated in a quiet location in the popular area of Tadley Acres, this detached house offers well-proportioned accommodation with master bedroom with ensuite, downstairs cloakroom, enclosed rear garden, double garage and gated parking. Internal viewing highly recommended.

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DESCRIPTION

Located in a quiet location close to the Millenium Path, which gives pedestrian access to Collett Park and the town's facilities. The property has undergone considerable refurbishment throughout with the exception of the ensuite shower room.

The entrance hall provides the perfect meet and greet space, with staircase rising to the first floor, doors to principal rooms, including the downstairs cloakroom which is fitted with a low level wc and pedestal wash hand basin. The sitting room is dual aspect and enjoys a view over the garden through the double glazed French doors and has mock panelling to one wall. Across the hall the spacious kitchen / dining / family room, is fitted with an extensive range of modern base, drawer and wall units, incorporating a stainless steel single drainer sink unit, gas hob, double oven, cooker hood, plumbing for dishwasher, space for freestanding fridge / freezer as well as family dining table, chairs and sofa. An archway leads into the utility room which has understairs cupboard, plumbing for washing machine, wall mounted boiler and door to rear garden.

On the first floor the landing has loft hatch with ladder, an airing cupboard with hot water tank and doors to all bedrooms and family bathroom. The master bedroom located to the front, has a built in double wardrobe and an ensuite shower room. Works have been started to update this room. The seller has purchased all the fitments which can be included with the house sale or the works completed depending on offer. A computer generated imagine will be available. The family bathroom has a matching modern white suite of panel enclosed bath with shower and screen, low level wc and pedestal wash hand basin

OUTSIDE

The property occupies a good sized corner plot with the front garden being enclosed by railings and gravelled for low maintenance. A central path leads to the front storm porch. There are double gates to the rear which lead into the gated parking and gives access to the double garage with two up and over doors, power and light connected and roof storage space.

The garden is laid to a paved terrace and lawn enclosed by wall and fencing.

ADDITIONAL INFORMATION

Gas fired radiator heating. All mains services are connected. Council Tax Band E.

LOCATION

Shepton Mallet is within travelling distance of the centres of Bristol, Bath, Wells, Frome and Castle Cary with the mainline station to London Paddington. The town offers a range of local amenities and shopping facilities including a selection of supermarkets, lido, a choice of pubs and restaurants, dentists and doctors, a Grade I Listed church and both primary and secondary state schools.

DIRECTIONS

Leave the Cooper and Tanner office and head east along Charlton Road, (A361). At the traffic lights, turn right onto Whitstone Road (A37). Take the first right into Webber Road, then first right into Coopers Mead. Follow the road to the left. Proceed to the second cul de sac. Where the property will be seen on the corner opposite the green and the entrance to the Millenium Path.





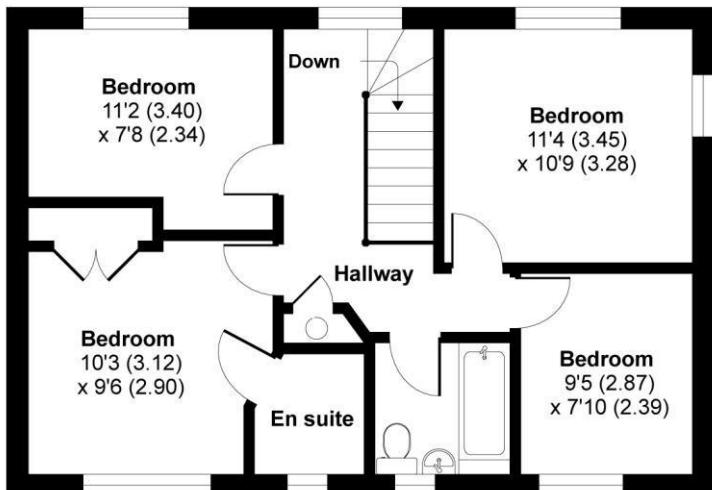
Nightingale Grove, Shepton Mallet, BA4

Approximate Area = 1224 sq ft / 113.7 sq m

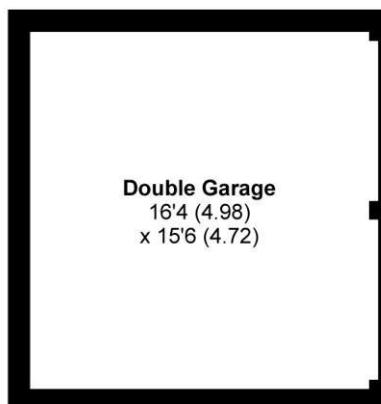
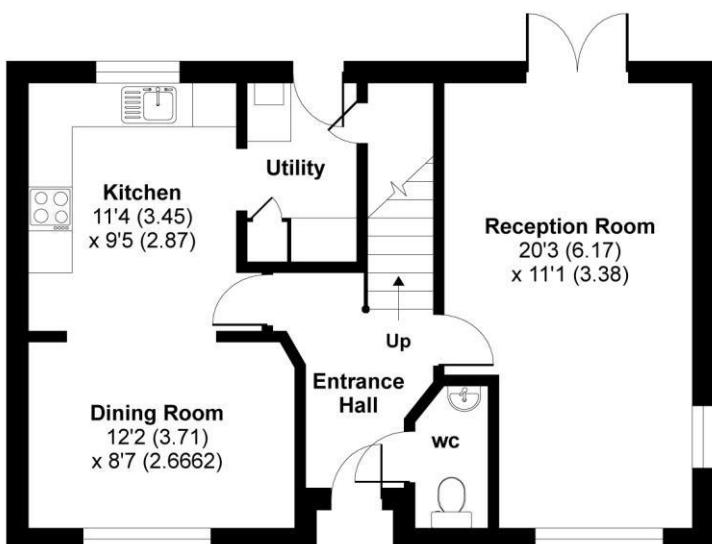
Garage = 253 sq ft / 23.5 sq m

Total = 1477 sq ft / 1337.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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