

Little Brooks Lane

Shepton Mallet, BA4 4BW

COOPER
AND
TANNER

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£525,000 Freehold

An extended and impressive detached four double bedroom house occupying a corner plot with detached double garage which has been extended providing a workshop and cloakroom with heating system. This space has huge potential for those seeking a space to work from home, or to accommodate a hobby / gym

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 4  3  3 EPC B

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DESCRIPTION

Entering via a spacious entrance hall with staircase rising to the first floor, the family sized sitting room has a chimney breast with inset wood burner on raised hearth, gas point and glazed doors leading into the dining / garden room. This light and airy room has bi fold doors opening to the garden, tiled floor, exposed wall, door to utility room and space for table, chairs and easy chairs. Across the hall is a spacious study with outlook to the front. There is a large shower room. The kitchen is fitted with a range of matching units, incorporating sink unit, work surfaces, glazed wall units, double oven, ceramic hob, canopy, pelmet lighting and integrated dishwasher. There is space for freestanding fridge / freezer and an archway into the utility room with matching units, sink unit and plumbing for washing machine and wall mounted boiler. On the first floor the spacious landing gives access to the master bedroom with ensuite shower room and door to the adjoining bedroom. This room (bedroom four) is currently used as a dressing room with original door to the landing and could be used as a nursery or reinstated as a bedroom. Completing the accommodation on the first floor are two further double bedrooms and a family bathroom.

The property has a gas heating system and solar panels fitted to the rear of the roof.

OUTSIDE

The front garden is enclosed by railings and planted with shrubs and bulbs. To the side, electric gates lead to the double width driveway and detached double garage which has been extended to provide a workshop with heating, light and cloakroom. This versatile space offers potential for anyone working from home, needing space for a hobby / gym. Fitted with two doors, boiler, power, light and bifold doors to garden. The rear garden is designed for low maintenance and perfect for entertaining with paved seating area, raised beds, well stocked borders, artificial grass, shed and further storage area. There is a pedestrian gate to the side.

DIRECTIONS

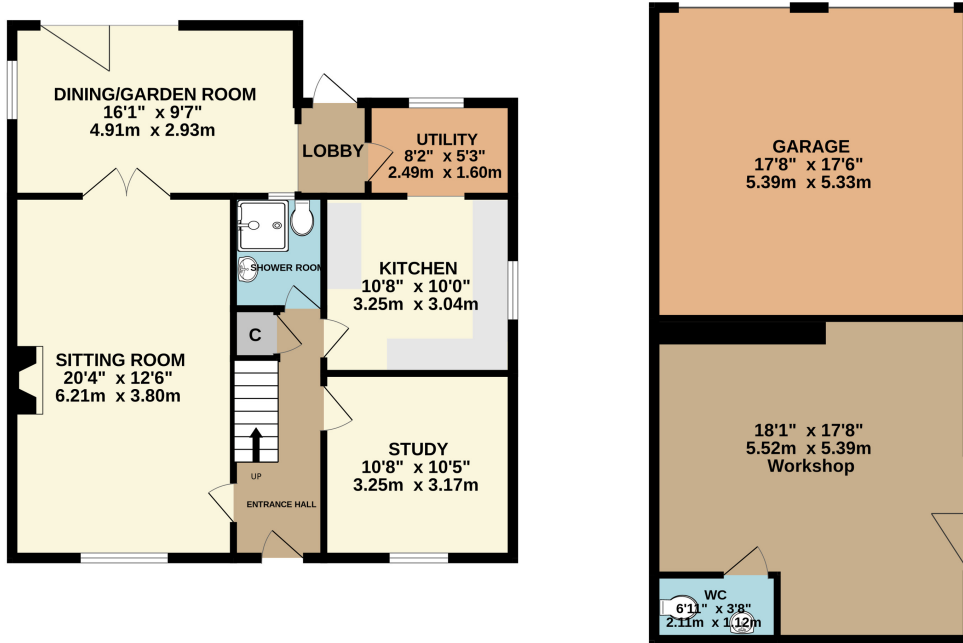
From the office, proceed south along the High Street. At the Cenotaph roundabout proceed across into Cannards Grave Road. Follow the road around to the sharp left hand bend, proceed past the doctors surgery and take the 1st main turning on the left into Little Brooks Lane. Continue over the traffic calming humps. The property will be seen on the right hand corner as you turn into Walnut Grove.

COUNCIL TAX BAND E AND FREEHOLD

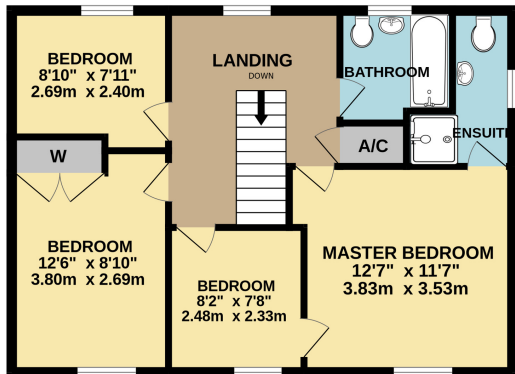




GROUND FLOOR



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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