

8 Naisholt Road,

Shepton Mallet, BA4 5GD

COOPER
AND
TANNER



£420,000 Freehold

An extended four bedroom house in popular residential area offering versatile accommodation with two reception rooms, utility room, downstairs cloakroom, double glazed conservatory, south facing rear garden and an attached garage.

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 4  2  1 EPC D

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DESCRIPTION

The property occupies a good sized plot with south facing rear garden and sits in an elevated position.

Entered from the front into an entrance porch with inner door into the "L shaped" entrance hall where a staircase rises to the first floor, and there are doors to the principal rooms. The first room located on the right is the second reception room, which could have a number of uses including study, play, craft or even a fifth bedroom. Along the hall the sitting room is located at the front with double glazed window, ornamental fireplace with inset electric fire and ceiling coving. Across the hall, the dining room has plenty of space for family table and chairs and an arch to the kitchen, which is fitted with an extensive range of matching units incorporating single drainer sink unit, gas hob, oven, cooker hood. There is space for under counter fridge and plumbing for dishwasher. Patio doors lead into the double glazed conservatory, enjoying a lovely view of the garden. Also accessed from the entrance hall is the downstairs cloakroom and personal door to the garage. From here a door leads into the utility room. This room is fitted with a range of units incorporating a single drainer sink unit, plumbing for washing machine, pine panelled ceiling and a double glazed door to the rear garden.

On the first floor there are four good sized bedrooms; the master bedroom and bedroom two have built in wardrobes; and a modern family bathroom with a white suite of panel enclosed bath with shower and screen, wash hand basin in vanity unit and low level wc. An airing cupboard houses the hot water tank and the loft space has been partially boarded with a ladder.

OUTSIDE

The driveway sweeps up to the integral garage and provides off road parking for several vehicles. The garage has an electric roller door, power, light and personal door to the utility room and entrance hall. The south facing rear garden is enclosed and landscaped to provide a paved terrace, ornamental steps to the lawn with stone walls, a 2nd paved seating area, an enclosed storage area and a timber shed. There are a variety of planted shrubs and pedestrian access to either side of the property.

ADDITIONAL INFORMATION

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

LOCATION

Shepton Mallet offers a range of local amenities and shopping facilities including a range of supermarkets and independent High Street shops. The town is well placed for travelling to the centres of Wells, Frome, Yeovil, Bristol and Bath. For those commuting by train, Frome and Castle Cary have mainline stations to Paddington London.

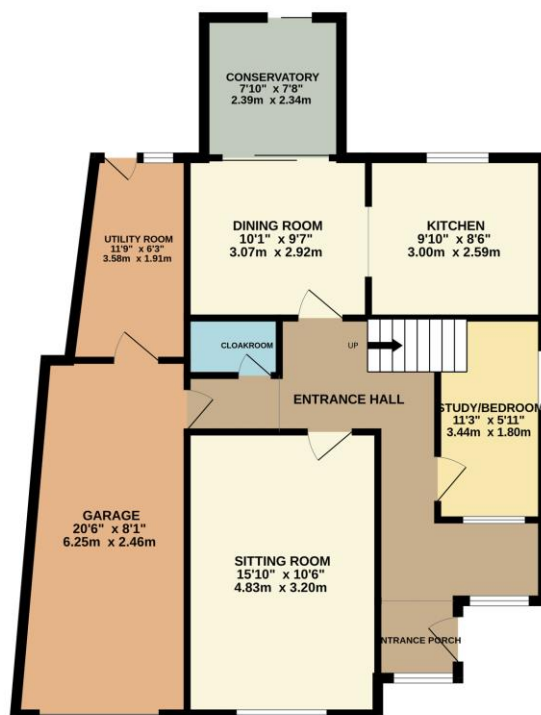
DIRECTIONS

From our office on High Street, 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. Take the 1st right turning into Society Road. Proceed to the end of the road and turn left. The property will be the first property on the left hand side.

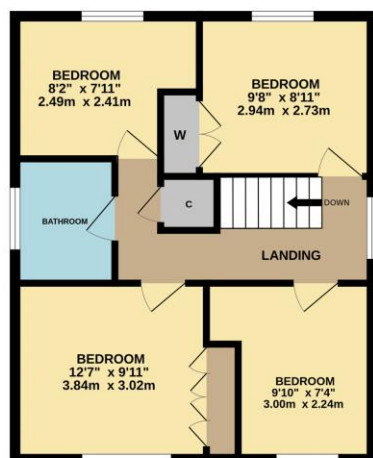




GROUND FLOOR



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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SHEPTON MALLET OFFICE

Telephone 01749 372200

32 High Street, Somerset, BA4 5AS

sheptonmallett@cooperandtanner.co.uk

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