



**FOR SALE**



**Full video walk - through**

Norton Sub Hamdon, Stoke-Sub-Hamdon, TA14 6HA

**£465,000**



**ORCHARDS**  
ESTATES



Located in the highly sought after village of Norton Sub Hamdon, this modern well presented family home comes with the added benefit of off road parking and a good size private garden. The accommodation comprises spacious kitchen/family room, living room with open fire and French doors opening out to the garden and a useful downstairs bedroom/office with cloakroom. Upstairs are four bedrooms, en-suite shower room and the family bathroom. To the rear of the property is a private garden with gated access to the side to the off road parking spaces. With countryside walks on your doorstep and a friendly community, this wonderful family home is a must view to fully appreciate all that is on offer in this great location.

£465,000



## LOCATION

The village of Norton Sub Hamdon has a very good range of local amenities which includes a public house (The Lord Nelson has a 4.5 Star Tripadvisor rating), community shop (open six days a week), cafe (open four days a week) and a post office. There is also a regular bus service with a request stop 20 metres from the property with links to Yeovil, Crewkerne and South Petherton.

There is also a primary school (Ofsted Rated: GOOD), church and village hall. Further facilities are available close by in the neighbouring villages of South Petherton and Stoke sub Hamdon with doctors surgeries, dentists, veterinary practices as well as a range of other shopping, dining and entertainment options. Within a few miles is the market town of Crewkerne which has a Waitrose supermarket and mainline rail link to London Waterloo. Yeovil is the commercial centre for the area and has an excellent range of shops, sports clubs, garages, hospital, cinema, restaurants and a variety of Supermarkets. The area is also well served by state and independent schools including Hazlegrove at Sparkford, The Park School at Yeovil, Millfield in Street as well as Huish Episcopi in Langport. The road links in the area are excellent, with the A303 trunk road which runs from Exeter to London only a short distance away, while the M5 (Junction 25) can be found at Taunton.

**Kitchen/Family Room** - 25' 2" x 12' 1" (7.661m x 3.688m)

Double glazed door to front, three front aspect double glazed windows, laminate flooring, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, gas hob with extractor over, electric oven, plumbing for dishwasher, integrated fridge/freezer, three radiators, stairs to first floor and double glazed door to side (recently installed).

**Living Room** - 14' 3" x 14' 1" (4.356m x 4.281m)

Side aspect double glazed window, feature open fireplace, laid to carpet, two radiators and double glazed French doors to garden.

**Bedroom/Office** - 16' 10" x 9' 5" (5.127m x 2.863m)

Rear aspect double glazed window, laminate flooring, radiator, door to cloakroom and double glazed door to rear.

**Cloakroom**

Wash hand basin with vanity unit, WC, tiled splash backs, laminate flooring, storage cupboard housing boiler and plumbing for washing machine, extractor fan and radiator.

**Landing**

Side aspect double glazed window, airing cupboard housing immersion tank, laid to carpet, access to loft and radiator.

**Bedroom One** - 12' 11" x 10' 5" (3.944m x 3.179m)

Rear aspect double glazed window, built in double wardrobe, laid to carpet, radiator and door to ensuite.

**Bedroom Two** - 13' 5" x 8' 4" (4.092m x 2.544m)

Front and side aspect double glazed windows with lovely views, radiator and laid to carpet.

**Bedroom Three** - 13' 3" x 7' 7" (4.026m x 2.323m)

Rear aspect double glazed window, radiator and laid to carpet.

**Bedroom Four/Study** - 7' 1" x 6' 2" (2.167m x 1.870m)

Rear aspect double glazed window, radiator and laid to carpet.



### En-Suite Shower Room

Front aspect double glazed window, shower cubicle with electric shower, pedestal wash hand basin, WC, half tiled walls, laid to carpet, extractor fan, light with shaver socket and radiator.

### Bathroom

Front aspect double glazed window, bath with mixer taps and electric shower over, pedestal wash hand basin, WC, laid to carpet, tiled walls, shaver socket, extractor fan and radiator.

### Parking

Off road parking to rear for 2 cars with outside tap and gated access to garden.

### Front

Gravelled areas enclosed by railings and gated access to side.

### Rear Garden

Initial patio area with steps up to lawned garden with shed, mature trees and shrubs with gated access to both sides and enclosed by fencing.

### Directions

From our office proceed up North Street and turn right into West Street. Take the second turning left into Norton Road and continue into New Road where the property can be found on the right hand side after the primary school.

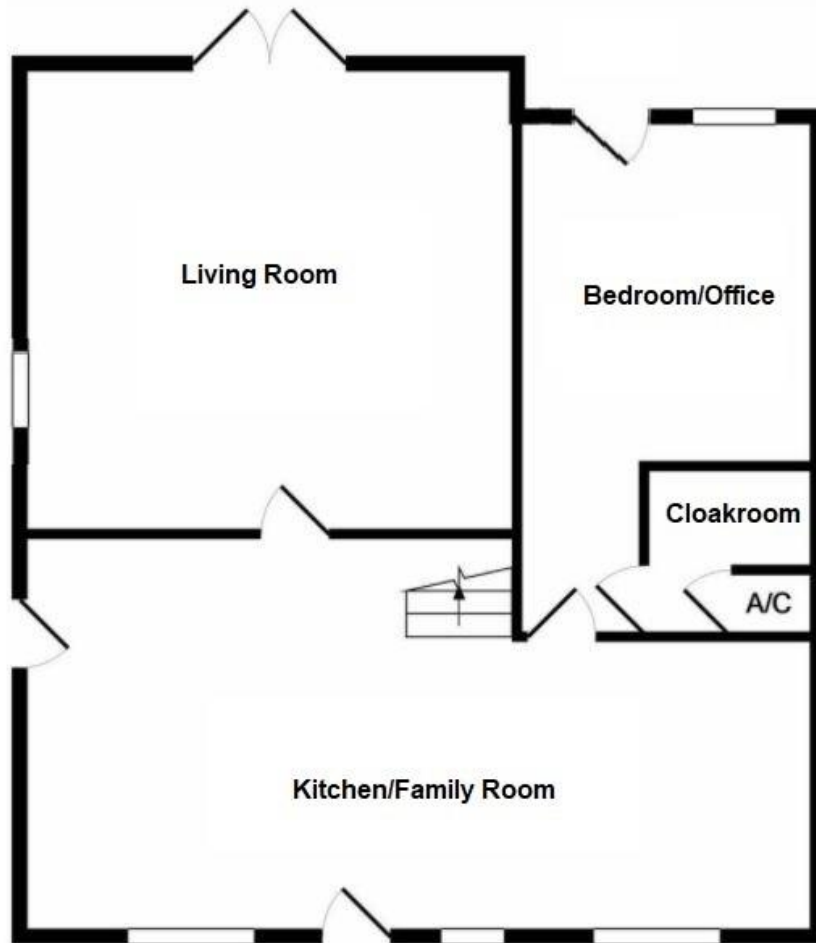
### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

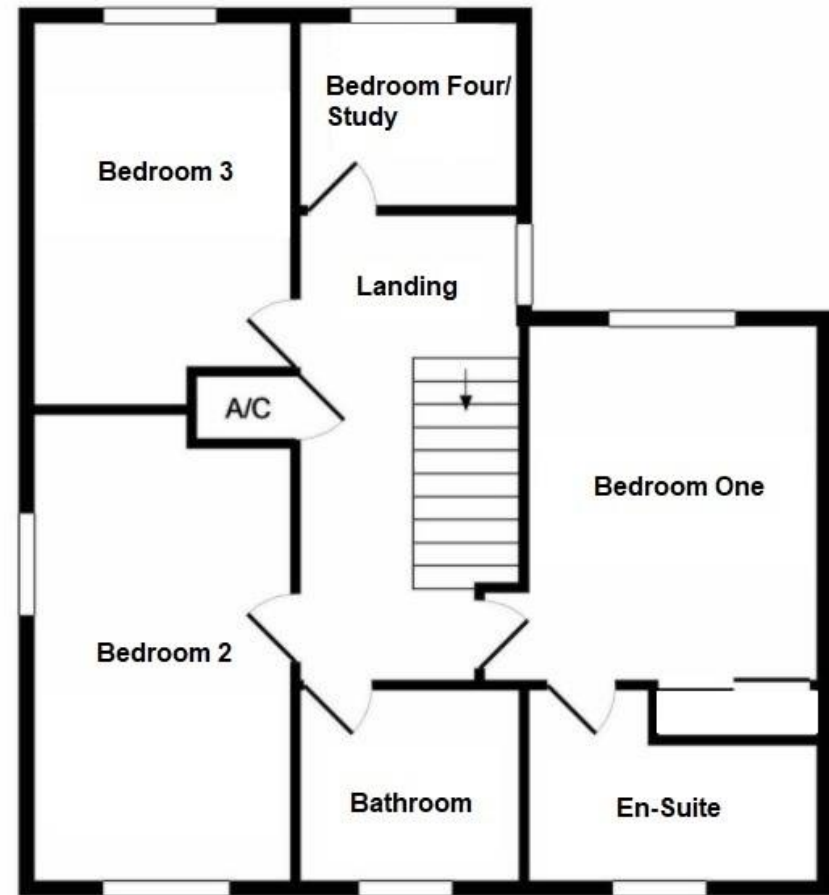
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.





GROUND FLOOR



1ST FLOOR

