



Crimchard,Chard TA20 1JT



welcome to

Crimchard, Chard

- Four-bedroom detached family home
- Walking distance of local schools and shops
- Beautiful wooden flooring in the sitting room
- Enclosed, sunny rear garden with patio and lawn
- Large driveway and garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£355,000

Entrance Porch

A practical entrance porch provides a welcoming introduction to the home through to the hallway, offering useful space for coats and shoes before leading into the main accommodation.

Downstairs Cloakroom

Off the Hallway there is a convenient downstairs cloakroom featuring a WC and handbasin.

Kitchen

The kitchen forms the heart of the home and offers an excellent range of fitted units with ample worktop space. The attractive tiled flooring is practical for busy family life, while the breakfast bar makes the perfect spot for informal dining. Double glazed windows allow plenty of natural light, and a radiator ensures comfort throughout the year.

Utility Room / Larder

Situated just off the kitchen, the generous utility room provides additional storage and laundry space. It also lends itself perfectly to use as a walk-in larder, offering fantastic extra pantry storage to keep the kitchen clutter-free.

Dining Room

The separate dining room provides an ideal setting for family meals or entertaining guests. A double glazed window fills the room with natural light,

while a radiator keeps the space warm and inviting.

Sitting Room

The spacious sitting room is a wonderful place to relax, featuring beautiful wooden flooring that adds warmth and character. There is ample room for a variety of furniture layouts, with double glazed windows providing plenty of natural light and a radiator ensuring year-round comfort. Double doors open into the conservatory, creating a lovely flow between the living spaces.

Conservatory

Overlooking the rear garden, the conservatory offers a bright and versatile additional reception room. It's an ideal space for enjoying the garden throughout the seasons or simply relaxing with a morning coffee.

First Floor Landing

The landing provides access to all four bedrooms, the family bathroom and the loft.

Bedroom One

A generous principal bedroom offering plenty of space for bedroom furniture along with built-in wardrobes. Double glazed windows and a radiator provide comfort, while the room also benefits from its own private ensuite shower room.

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01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CF
TA18 7LE


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