

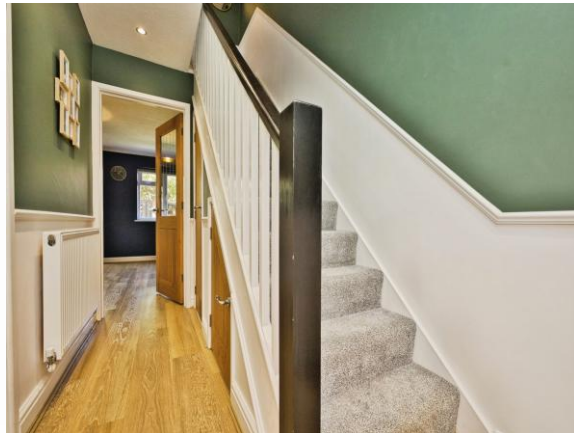


Orchard Rise, CREWKERNE TA18 8EH

welcome to

Orchard Rise, CREWKERNE

A fantastic opportunity to purchase a well-maintained three-bedroom home in a sought-after location, within walking distance of the town centre. Featuring a modern kitchen, conservatory, landscaped garden, garage and driveway parking, this property is ready to move straight into and enjoy.



Entrance Porch

A welcoming entrance porch with double glazed front door and front aspect double glazed window, providing a practical space before entering the main accommodation.

Entrance Hall

Spacious entrance hall with stairs rising to the first floor, useful understairs storage cupboard and radiator.

Cloakroom

Convenient ground floor cloakroom fitted with a WC and wash hand basin.

Kitchen

A well-equipped modern kitchen featuring a range of wall and base units with work surfaces over, incorporating a sink and drainer. Integrated appliances include a fridge/freezer, dishwasher, built-in oven, induction hob with extractor hood over, and microwave. Additional space and plumbing are available for a washing machine. Front aspect double glazed window.

Living Room

A bright and spacious reception room enjoying views over the rear garden. Features include two radiators, rear aspect double glazed window, and double glazed doors opening into the conservatory.

Conservatory

A delightful addition to the home, offering an ideal space to relax or entertain while enjoying views of the garden. Fitted with double glazed windows and sliding doors providing direct access to the rear garden.

Landing

Access to loft space and doors leading to all first-floor accommodation.

Bedroom One

A comfortable principal bedroom with built-in wardrobe, front aspect double glazed window and

radiator.

Bedroom Two

A well-proportioned double bedroom with rear aspect double glazed window and radiator.

Bedroom Three

A versatile third bedroom, ideal as a child's room, nursery, dressing room or home office. Benefits from a built-in wardrobe, rear aspect double glazed window and radiator.

Bathroom

Beautifully appointed with a contemporary white suite comprising a panelled bath with mixer tap and shower over, including both handheld and rainfall shower heads. The room also features a vanity wash hand basin, WC, storage cupboards, illuminated mirror, extractor fan, underfloor heating and heated towel radiator.

Outside

To the front, the property benefits from a neatly maintained lawned garden with a pathway leading to the entrance. A private driveway provides off-road parking and leads to the garage.

The enclosed rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. Predominantly laid to lawn, the garden also features a designated seating area, ideal for al fresco dining and entertaining, complemented by well-stocked flower bed borders that provide colour and interest throughout the seasons. A side gate provides convenient pedestrian access.

Garage

Single garage accessed via the driveway, offering useful storage or secure parking.

The property further benefits from an electric vehicle charging point, included within the sale, providing a convenient and future-proof solution for EV owners.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Orchard Rise, CREWKERNE

- Semi-Detached House
- Three Bedrooms
- Air Source Heat Pump
- Garage and Driveway Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRK106634 - 0004

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