



GIBBINS RICHARDS 

26 South Drive, Sandhill Park, Bishops Lydeard, Taunton TA4 3DQ

£585,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully appointed detached executive home located in an idyllic setting within an exclusive development of 28 luxury built homes on the edge of Bishops Lydeard. The accommodation boasts two reception rooms, lovely open plan kitchen/family room, utility room, four double bedrooms including generous size en-suite shower room and family bathroom. To the outside there is an independent double driveway leading to a double garage with automated doors and side access to a professionally landscaped rear garden.

Tenure: Freehold / Energy Rating: B / Council Tax Band: F

Located in Sandhill Park, which is an exclusive development of 28 luxury built homes, constructed in 2015 by Strongvox Homes. The property itself is approached via a private drive through a beautiful 100 acre park land setting and is located on the edge of Bishops Lydeard. Bishops Lydeard boasts a number of day to day amenities, which also includes the picturesque West Somerset Steam Railway. Taunton town centre, which includes the mainline railways station, M5 motorway are under 7 miles distant.

SUPERBLY APPOINTED DETACHED HOME
EXCLUSIVE DEVELOPMENT
BEAUTIFUL SETTING
2 RECEPTIONS
LOVELY KITCHEN/FAMILY ROOM
4 GENEROUS SIZE BEDROOMS
EN-SUITE SHOWER ROOM
DOUBLE GARAGE
LANDSCAPED GARDENS
CLOSE TO QUANTOCK HILLS





Entrance Hall

Attractive Karndean patterned tiled flooring. Under stairs storage.

Sitting Room Dining Room/ Study

16' 8" x 11' 3" (5.08m x 3.43m) Dual aspect double glazed windows with shutters.

11' 5" x 9' 10" (3.48m x 2.99m)

From hall, access to:

Cloakroom

Vanity wash basin and wc.

Kitchen/Family Room/ Dining Room

19' 8" x 11' 5" (5.99m x 3.48m) The kitchen is attractively fitted with a number of built-in appliances with Quartz worktops and includes five ring burner gas hob with chimney style extractor hood, double oven/microwave, dishwasher and fridge/freezer. Access to garden.

Utility Room

8' 0" x 6' 5" (2.44m x 1.95m) With plumbing for washing machine. Boiler cupboard. Access to rear garden.

First Floor

Landing

Access to loft space. Airing cupboard containing the hot water tank and additional storage cupboard.

Master Bedroom

16' 8" x 10' 5" (5.08m x 3.17m) maximum. Including a box bay double glazed window with shutters. Recess wardrobes.

En-suite Shower Room

Double shower enclosure, wc, wash basin and underfloor heating.

Bedroom 2

11' 6" x 7' 9" (3.50m x 2.36m) Fitted wardrobes/storage cupboard.

Bedroom 3

11' 5" x 10' 0" (3.48m x 3.05m) Double glazed windows with shutters.

Bedroom 4

11' 5" x 9' 3" (3.48m x 2.82m) Double glazed window with shutters.

Bathroom

7' 10" x 7' 2" (2.39m x 2.18m) Panel bath with shower over and screen, wash basin, low flush wc and underfloor heating.

Outside

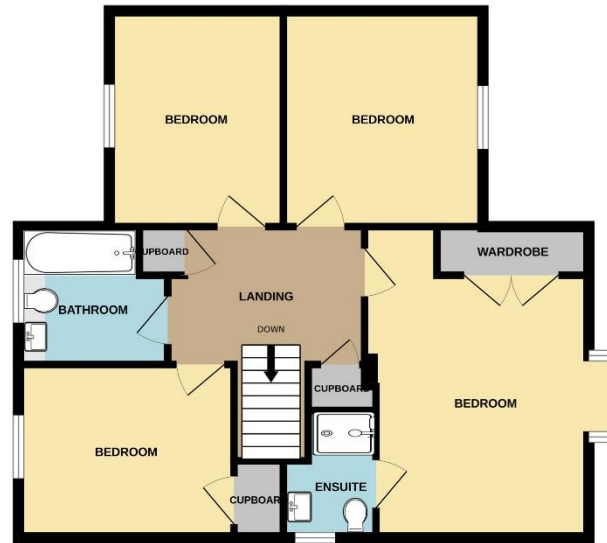
An independent double driveway leads to a double garage 20' 0" x 19' 8" (6.09m x 5.99m) with automated doors and loft storage. Side access through to a fully enclosed and professionally landscaped rear garden with paved patio, pathway, lawn and benefits from a good degree of privacy.



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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