



Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: Band TBA

Services: Mains Gas, Electric, Water & Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 53315 or at 10 Silver Street, Ilminster, Somerset TA19 0DJ.

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Guide Price: £425,000
Greendale, Ilminster, Somerset
TA19 0EB

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- **Modern Detached Property**
- **Sought-After Cul-De-Sac Location**
- **4 Bedrooms, En-Suite to Master**
- **18ft Dual Aspect Sitting Room**
- **Kitchen/Breakfast Room & Utility Room**
- **Separate Dining Room**
- **Cloakroom & First Floor White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Double Garage & Off Street Parking**
- **Front & Enclosed South-Facing Rear Garden**



A well presented and detached 4 bedroom property with double garage, off street parking for a number of vehicles and an enclosed south-facing level rear garden. All situated within the sought-after cul-de-sac location of Greendale, close to the local schools, recreational playing fields and an easy walk to the Ilminster town centre. The property comprises; good size entrance hall, cloakroom, 18ft dual aspect sitting room with fireplace, separate dining room, kitchen/breakfast room, utility room, en-suite to the master bedroom and an updated white suite bathroom. Further benefits from double glazing and gas fired heating.



Entrance

Approach to the storm porch via the path and driveway heading the double garage. Timber part double glazed front door with outside light over. Opening to:

Entrance Hall

A good size entrance hall with stairs rising to the first floor, single panel radiator. Smoke detector, textured and coved ceiling.

Cloakroom: 5' 7" x 2' 8" (1.70m x 0.82m)

Fitted with a two piece suite comprising; low level WC and a wall mounted wash hand basin with taps and tiled splash-back over. Obscure double glazed window to the front aspect, single panel radiator, wall mounted electric fuse-box and a textured ceiling.

Sitting Room: 18' 8" x 13' 1" (5.70m x 4.00m) (max)

A dual aspect room with a double glazed window to the front and double glazed sliding doors opening to the patio and rear garden. Feature stone fireplace with an inset gas effect fire. A double and a single panel radiator, TV point, textured and coved ceiling. Good size built-in under-stairs storage cupboard.

Dining Room: 11' 6" x 10' 5" (3.50m x 3.17m)

Double glazed window to the rear aspect over-looking the garden. Single panel radiator, textured and coved ceiling.

Kitchen/Breakfast Room: 11' 6" x 10' 1" (3.50m x 3.08m)

Fitted with a range of cream fronted wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built-in double oven with a four burner gas hob and concealed extractor over. Integrated Neff dishwasher and space for an upright fridge/freezer. Double glazed window to the rear aspect. Breakfast bar feature with space for seating under, tile effect laminate flooring, double panel radiator and a textured ceiling. Door to:

Utility Room: 6' 9" x 4' 9" (2.06m x 1.46m)

Fitted with a matching base units to the kitchen, rolled edge worktops over and tiled splash-backs. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for a washing machine. Wall mounted British Gas gas fired boiler. Part double glazed door opening to outside. Laminate flooring, single panel radiator and a textured ceiling.

First Floor Landing

A good size landing with access to the roof void. Double glazed window to the front aspect. Built-in cupboard housing the hot water cylinder tank and immersion heater. Single panel radiator, smoke detector, textured and coved ceiling.

Bedroom 1: 12' 4" x 11' 9" (3.77m x 3.58m) (max)

Double glazed window to the rear aspect, a range of built-in wardrobes, single panel radiator, TV point, textured and coved ceiling. Door to:

En-Suite: 6' 8" x 5' 11" (2.04m x 1.81m)

Fitted with a modern white three piece suite comprising; quadrant cubicle with a glass door and a wall mounted Mira Sport electric shower over. Bathroom storage units with an inset wash hand basin and low level WC with a concealed cistern. Fully tiled walls and flooring, extractor, chrome ladder style heated towel rail and an obscure double glazed window to the side aspect.

Bedroom 2: 13' 1" x 10' 3" (4.00m x 3.12m) (max)

Double glazed window to the rear aspect, built-in triple wardrobe, single panel radiator, textured and coved ceiling.

Bedroom 3: 9' 0" x 9' 0" (2.74m x 2.74m) (max)

Double glazed window to the rear aspect, built-in double wardrobe with sliding doors, single panel radiator, textured and coved ceiling.

Bedroom 4: 9' 1" x 8' 2" (2.78m x 2.49m) (max)

Double glazed window to the front aspect, single panel radiator, built-in double wardrobe, textured and coved ceiling.

Bathroom: 7' 6" x 6' 0" (2.28m x 1.82m)

Fitted with a modern white three piece suite comprising; panel bath with a glass screen, wall mounted Mira Sport electric shower over. Wash hand basin and pedestal with mixer tap over. Low level WC. Obscure double glazed window to the front aspect, fully tiled walls and flooring, chrome ladder style heated towel rail.

Double Garage: 17' 5" x 16' 11" (5.32m x 5.16m)

A detached double garage with a pitched and tiled roof (providing additional storage space within the eaves). Twin up and over doors (one electric) to the front aspect heading the off street parking area. Side access door from the garden and a window. Power and light connected.

Outside

The outside of the property is very well kept and the double width driveway heading the double garage has off street parking space for a number of vehicles. The garden is mainly laid to lawn with beds and borders filled with an excellent variety of mature low plants and shrubs. A timber side gate gives access to:

The rear garden is fully enclosed by timber fencing and a paved patio heads the sitting room doors leading onto the main lawn. Beds and borders are planted with a good variety of established shrubs, low plants and flowers to provide year-round interest. A timber summerhouse is to one corner and a timber shed is concealed to the rear of the garage. Outside water tap.