



Higher Orchard, Lopen Lane, Over Stratton, TA13

Asking Price: £410,000

Freehold

Higher Orchard, Lopen Lane, Over Stratton, TA13

Offered with the advantage of no onward chain, Higher Orchard is set in a quiet, elevated position in this popular Somerset village. This delightful property is a beautifully presented three bedroom detached bungalow with expertly planted level gardens to the front and rear. Benefitting from having been recently modernised, to include a new Gas boiler and central heating system in 2020 and new double glazed windows, this property offers spacious living accommodation and a very private and quiet setting.

Accommodation includes a 6' x 6' enclosed Porch with deep storage cupboard, 16' x 18' Sitting Room with open fire, fully fitted Kitchen leading to a lovely Conservatory overlooking the garden, modern Shower Room and three double Bedrooms. There is an attached 24' Garage/Workshop at the top of the driveway and ample parking. Beautifully planted gardens to the front and rear and side pedestrian access.

Accommodation:

Enclosed Porch 6'2 x 6'1 with wood effect floor, dual aspect windows, deep storage cupboard
Sitting Room 18'2 x 16'6 with tiled fireplace and open fire, large picture window to front
Kitchen 11'10 x 9'3 with a range of fitted wall, drawer and base units with work surface over. Stainless Steel sink and drainer, plumbing and space for dishwasher, electric oven and hob with filter hood over, space for tall fridge freezer, window with views over the garden.

Conservatory 11'1 x 7'4 with tiled floor, and sliding doors to garden.

Hallway with double doors to Airing Cupboard housing the hot water cylinder and plenty of shelving.

Door to lobby area opening to

Bedroom One 12'9 (to wardrobe front) x 10'6 with large picture window to front, fitted double wardrobe with mirrored sliding doors

Bedroom Two 12'3 x 9'3 with window overlooking garden, double fitted wardrobe with sliding doors

Bedroom Three 12'3 x 7'3 (currently occupied as a dining room) with window to side

Shower Room with low level WC, pedestal wash hand basin, large shower cubicle. obscure window to rear, part tiled.

Outside the property is approached from Lopen Lane via a driveway opening onto a level parking area and leading to:

Garage/Workshop 24'3 x 8'7 with up and over door, rear personal door and window, workshop area to the rear, power and light, wall mounted Gas boiler (2020).

The gardens are to the front and rear of the property with wide side access between. All the gardens are beautifully planted with the rear garden being very private. There is a summer house and greenhouse along with a fenced off area for bins at the rear. Expertly planted with plenty of bespoke arbours and pergolas along with pathways and lawn areas. The garden has been the pride and joy of the current owners.

GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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.

Made with Metropix ©2024





| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Crane Property Sales- South Petherton

34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800
 E: info@cranepropertysales.co.uk
www.cranepropertysales.co.uk

Crane Property Sales Ltd. Registered in England and Wales - 11961896
 Registered Office: 34 St James Street, South Petherton, Somerset TA13 5BW