

Higher Orchard, Lopen Lane, Over Stratton, TA13

Asking Price: £410,000 Freehold

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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 $18'2 \times 16'6$ with tiled fireplace and open fire, large picture window to front Kitchen $11'10 \times 9'3$ 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.



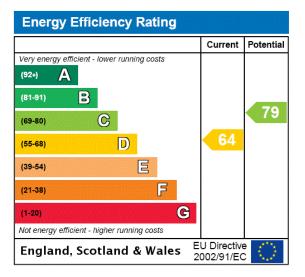
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