



## 16 Orchard Close

Queen Camel, Somerset, BA22 7NY

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A spacious and well presented detached house quietly situated on a corner plot in a cul de sac, overlooking open fields to the rear.

- Spacious Entrance Hall
- Cloakroom
- Double Aspect Sitting Room
- Modern Fitted Kitchen
- Dining/Family Room
- Garden Room
- 4 Bedrooms
- Shower Room
- Double Garage and Driveway
- Good Size Front and Rear Gardens

GUIDE PRICE £525,000

#### THE AGENTS SAYS...

16 Orchard Close was built in the early 1970's with reconstituted stone elevations, under a tiled roof and sits on a generous corner plot. The property has undergone a program of improvement works over the last few years, and now offers well presented accommodation throughout, offering someone the chance to just move in. The property benefits from double glazing with the front windows being recently replaced, along with oil fired central heating.

#### ACCOMMODATION

On the ground floor an entrance porch leads into an light and airy entrance hall with cloakroom. The sitting room is to the front and enjoys a double aspect with fireplace housing an electric fire. The kitchen has been upgraded







and now offers fresh white units, with integral double oven and overlooks the rear garden and has a door leading out to the garden. To the rear of the property is large dining/family room (originally two rooms) with two sets of patio doors, one directly to the garden and the other to the garden room. There is also access to a useful understairs storage cupboard. The garden room was added by the current owner and offers a lovely versatile room, which can be used all year round.

On the first floor are four good size bedrooms, one of which has full length windows enjoying the views. There is also a family shower room, which has been updated to include a walk in shower and range of fitted units with WC and wash hand basin, there is space if a buyer wanted to reinstate a bath.

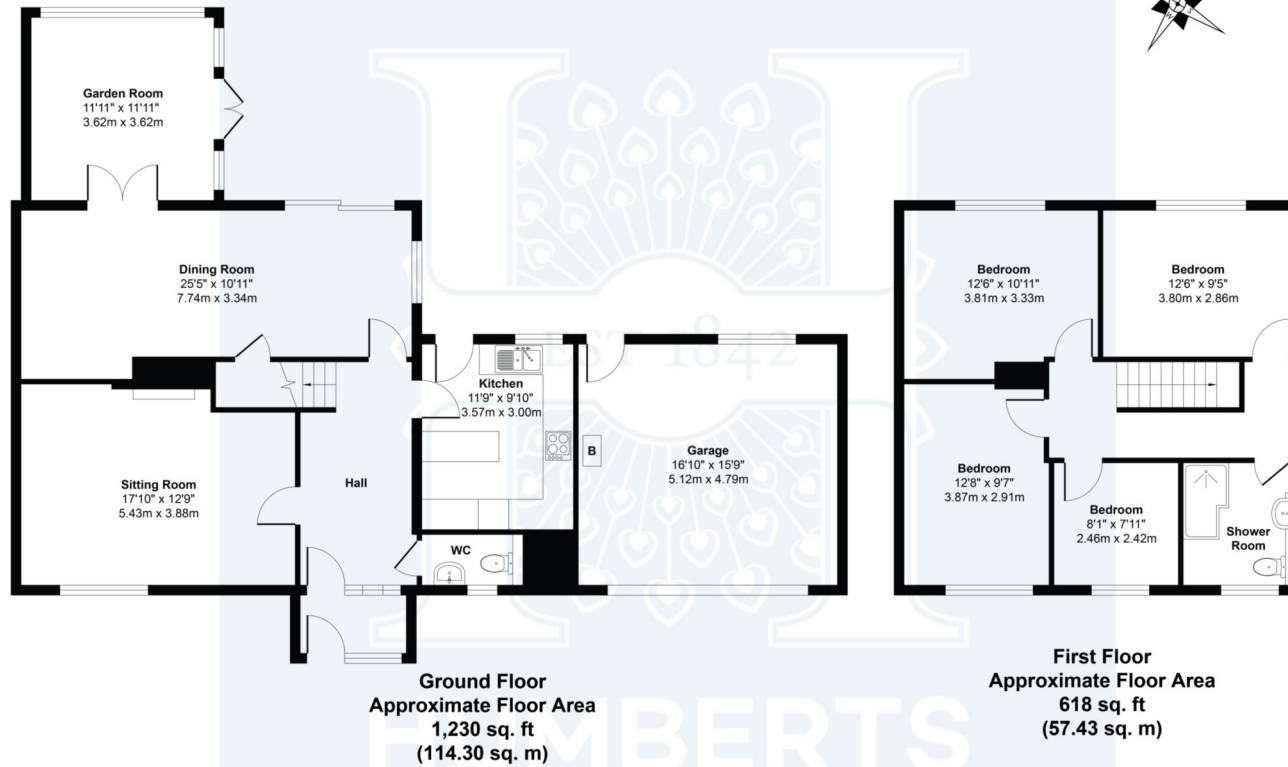
#### GARDENS AND GROUNDS

To the front is an open plan low maintenance garden, attractively landscaped and interspersed with a range of shrubs and trees. The double width driveway, which has been resurfaced provides plenty of parking and leads to the double garage, with power, light, personal door to the rear garden and utility area with plumbing.

The rear garden has been completely redesigned and enjoys a good degree of privacy. There is a lawned area with adjacent patios and a range of beds and borders, housing shrubs and flowers. The rear garden abuts open countryside and has glorious long range views towards Cadbury Hill.



## Orchard Close, Queen Camel, Somerset, BA22



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### SURROUNDING AREA

Highly popular Queen Camel lies north of Yeovil and Sherborne and is very much a village where there are numerous clubs and societies for residents to be involved with if desired. For families with young children, there is an excellent primary school whilst further amenities include a health centre, village hall, church and public house. Easy access to the A303. Rail connections at Castle Cary, Yeovil Pen Mill, Yeovil Junction and Sherborne.

### SERVICES

Mains water, electricity, drainage. Oil fired central heating.

### LOCAL AUTHORITY

Somerset Council Tax Band E

### ENERGY PERFORMANCE CERTIFICATE

Rating D

### DIRECTIONS

What three words ///hopeless.ripples.corrosive

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