



4 Henley View

Crewkerne, Somerset TA18 8JD

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A deceptively charming modern property with three good-size bedrooms and a private garden. An internal viewing is a must to fully appreciate this lovely house.

- Entrance Lobby with Walk-in Storage
- Utility Cupboard & Ground Floor WC
- Kitchen with Garden Access
- Spacious Sitting/Dining Room
- Three Bedrooms
- Family Bathroom
- Garden with Bags of Potential
- Close to Amenities

GUIDE PRICE £240,000

THE AGENT SAYS...

4 Henley View is a super property which is presented in very good decorative order and benefits from plenty of built-in storage. This is a true three bedroom property - no box room here - with the third bedroom able to accommodate a small double bed with ease. Outside, the rear garden is a little unloved but could be a wonderfully private space with some tall planting added along the far boundary; a raised deck on the back of the house would help to seamlessly connect the house and garden.

THE PROPERTY

The front door opens into a purpose built lobby with a large walk-in storage cupboard for clothes/shoes/pushchair etc. The lobby leads into the main hall (separated by a door) which runs the depth of the property and provides access to all the ground floor accommodation. Nearest the hall door is a handy WC and next to this is a utility cupboard which houses the washing machine. Stairs rise from the middle of the hall to the first floor.





At the end of the hall is the kitchen which is small but perfectly formed. The kitchen is fitted with a range of cream shaker style units, accented with green and white tiles and open display spaces. There is an eye-level double oven, induction hob with extractor, and space and plumbing for a dishwasher. A serving hatch opens to the dining area and a door leads out to the rear garden. Adjoining the kitchen is a large hall cupboard which is well positioned for use as a pantry or for storing those lesser used but necessary items.

The sitting/dining room spans the depth of the property on the left-hand side and is a welcoming and beautifully presented room, with its two functions clearly zoned. Sliding doors at the rear open to some steep steps down to the garden. Addition of a raised deck at the rear could transform this space and connect around to the kitchen.

On the first floor there are three bedrooms and the family bathroom. The principal bedroom has a wall of fitted storage and bedroom two also has a smaller built-in wardrobe. The family bathroom has a bath with shower over, WC and basin. On the landing outside is a handy airing cupboard for towel and linen storage.

OUTSIDE

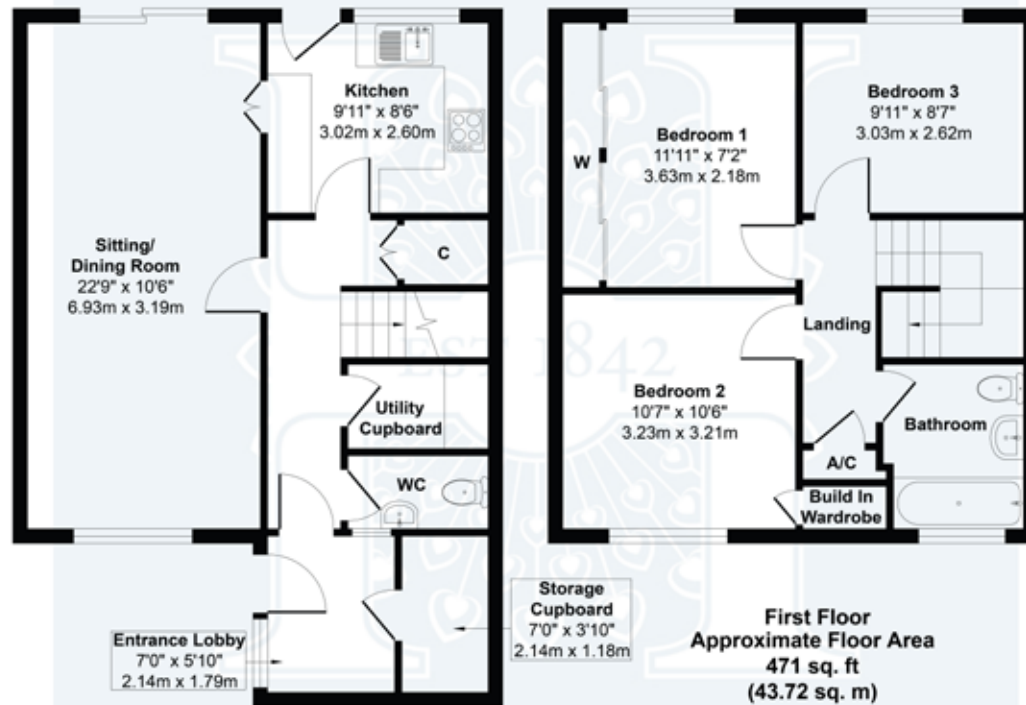
The front garden is laid to lawn with a tarmac path leading to the front door. The rear garden is lower than the rear of the house and access from the house is currently via steep steps down from the kitchen and dining room. The addition of a raised deck with gentler steps down to the lawn would transform both the indoor and outdoor spaces. The garden is laid to lawn and gravel and enclosed by fencing on all sides. A concrete path leads from the house down to a paved area with a plastic storage shed. A pedestrian gate at the end provides access to the garden via a communal pathway.

SURROUNDING AREAS

Crewkerne features beautiful architecture, with the majority of buildings dating from the Georgian period and constructed of the local mellow stone. The town has an excellent range of amenities including shops and businesses, a Waitrose supermarket and mainline rail link to London Waterloo. The



Henley View, Crewkerne, Somerset, TA18



Ground Floor
Approximate Floor Area
543 sq. ft
(50.49 sq. m)

Approx. Gross Internal Floor Area 1,014 sq. ft / 94.21 sq. m

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Produced by Elements Property

surrounding countryside is attractive rolling farmland and there is easy road access to the larger regional centres of Yeovil and Taunton, as well as the Dorset Jurassic Coastline.

DIRECTIONS

What3words ///princely.bulletins.hooked

SERVICES

Mains water, drainage and electricity. Gas-fired central heating

LOCAL AUTHORITY

Somerset Council - Band B

ENERGY PERFORMANCE CERTIFICATE

Current Rating - C

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