



**Sutton Grove, Crewkerne TA18 8FQ**



**welcome to**

**Sutton Grove, Crewkerne**

This extremely well presented three bedroom detached house is set on a new development on the edge of town. Conveniently situated for the mainline railway station, the accommodation includes a kitchen/diner and en suite shower room. Outside there are gardens to front and rear and driveway parking.



## Ground Floor

### Entrance Hall

Cupboard. Radiator.

### Cloakroom

Fitted with a WC and wash hand basin. Extractor fan. Radiator.

### Living Room

16' 8" x 9' 10" ( 5.08m x 3.00m )

Front aspect double glazed window. Double glazed French doors to side. Wooden floor. Telephone point. Radiator.

### Kitchen

16' 8" x 9' 6" ( 5.08m x 2.90m )

Two side aspect double glazed windows. Fitted with a range of base and wall units and breakfast bar. Work surfaces incorporating a double bowl sink and drainer. Built-in oven and gas hob with cooker hood over. Space for fridge/freezer. Integrated dishwasher and washing machine. Two radiators.

## First Floor

### Landing

Access to loft. Radiator.

### Bedroom One

12' 5" x 10' 1" ( 3.78m x 3.07m )

Front and side aspect double glazed windows. Radiator.

### En Suite

Fitted with a walk-in shower cubicle, wash hand basin and WC. Part tiled. Extractor fan. Radiator.

### Bedroom Two

9' 8" x 9' 4" ( 2.95m x 2.84m )

Front and side aspect double glazed windows. Fitted carpet. Radiator.

### Bedroom Three

9' 9" x 7' ( 2.97m x 2.13m )

Side aspect double glazed window. Fitted carpet. Radiator.

## Bathroom

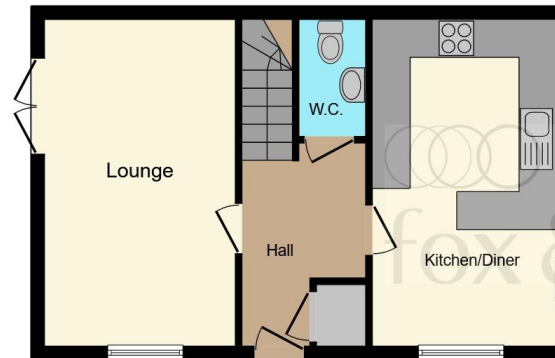
Front aspect double glazed window. Fitted with a white suite comprising a panelled bath, wash hand basin and WC. Part tiled. Extractor fan. Radiator.

## Outside

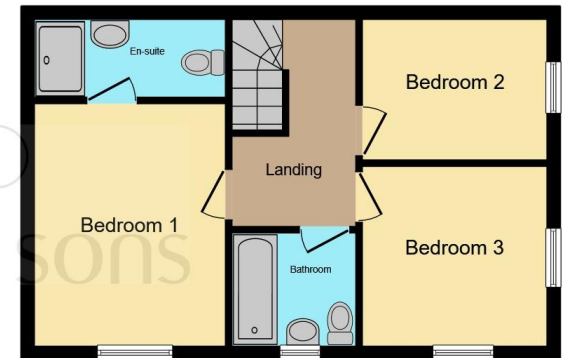
The front garden is laid to lawn with a pathway leading to the front door. The enclosed rear garden is laid to lawn with a path running the entire length of the garden to a gate giving pedestrian access to the driveway parking.

## Agents Note

The Vendor has obtained planning consent to install black metal rail style fencing at the front of the house. Please ask the branch for more details.



Ground Floor



First Floor

Total floor area 83.6 m<sup>2</sup> (900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Sutton Grove, Crewkerne

- Detached House
- Three Bedrooms
- En Suite And Family Bathroom
- Garden And Driveway Parking
- Situated On A New Development
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £310,000



Please note the marker reflects the postcode not the actual property

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**01460 73421**



[Crewkerne@fox-and-sons.co.uk](mailto:Crewkerne@fox-and-sons.co.uk)



1-3 Market Square, CREWKERNE, Somerset,  
TA18 7LE



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)