





**Towers
Wills**

Town & Country

**Appleacre, Folly Road, Kingsbury Episcopi, Martock, Somerset
TA12 6BH**

**Offers over
£575,000**

 01935 577 032 | 01460 298 530 |  info@towerswills.co.uk



Towers Wills are delighted to bring to market this stunning detached family home situated in the desirable village of Kingsbury Episcopi. Renovated by the current owners the property benefits from; ample driveway parking, double garage, large lounge, a stunning kitchen/breakfast room that opens to the dining/sunroom, utility, downstairs WC, four bedrooms with master ensuite and family bathroom. The property comes with a very large rear garden, ideal for those looking to enjoy the great outdoors! Kingsbury Episcopi was crowned 'Somerset Village of the Year 2018' and offers a range of local facilities including a shop with cafe and Post Office, recreation ground, two churches and a primary school in nearby Stembridge.

- * Desirable Village Location
- * Immaculately Presented Throughout
- * Detached House
- * Four Bedrooms
- * Master En-suite
- * Large Rear Garden
- * Garages & Workshop
- * Driveway



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Entrance Hall

Double glazed door to the front, double glazed window to the side, radiator, under stairs storage, porcelain flooring which continues through to the kitchen and dining area.

Lounge 6.61m x 4.12m – maximum measurements

Double glazed window to the front, two double glazed windows to the side, two radiators and fireplace with log burner.

Kitchen Area 3.76m x 5.91m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with porcelain two bowl sink with inset drainer, kitchen island, larder, radiator, double glazed window to the rear, open archway to the dining area/sun room, space for American style fridge freezer, Range style cooker with 7 gas burner hob (LPG gas bottles), electric oven with extractor over, integrated dishwasher and exposed feature brick wall.

Utility 2.03m x 1.89m plus door recess

Work surfacing with stainless steel one bowl sink drainer, double glazed door to the side, space for washing machine, space for dryer, double glazed window to the front, radiator and door leading to the w.c.

W.C

Double glazed window to the side, wash hand basin, w.c and LPG gas central heating boiler.



Dining/Sun Room 3.19m x 6.22m – maximum measurements

Two double glazed skylights to the rear, radiator, double glazed windows to the sides, bi-fold doors to the rear offering views to the garden.

First Floor Landing

Loft hatch and airing cupboard with water tank.

Family Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the rear, heated towel rail and extractor fan.

Bedroom One 5.30m x 2.88m – maximum measurements

Double glazed windows to the rear and side, radiator and loft access.

En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the front, heated towel rail and extractor fan.

Bedroom Two 3.19m x 4.15m – maximum measurements

Double glazed window to the rear, radiator, fitted bedroom storage and drawers including two double wardrobes.

Bedroom Three 3.31m x 3.30m plus door recess – maximum measurements

Double glazed window to the front, radiator, fitted double wardrobe and storage.



Bedroom Four 2.31m x .2.56m – maximum measurements

Double glazed window to the front, radiator and built-in wardrobe.

Front Garden

To the front of the property is a lawn area with mature shrubs, and a driveway offering ample off road parking and in turn leads to the double garage at the rear of the property.

Rear Garden

The rear garden is largely laid to lawn with mature fruit trees, decking area, power, light, three outside taps including a hot water tap, two single garages with a workshop to the rear and LPG gas tanks for feeding the hob and boiler. The vendor has advised Towers Wills the garden is circa 0.9 acres.

Garages

With 'up and over' doors to the front, single glazed door to the workshop and personal door to the rear garden.

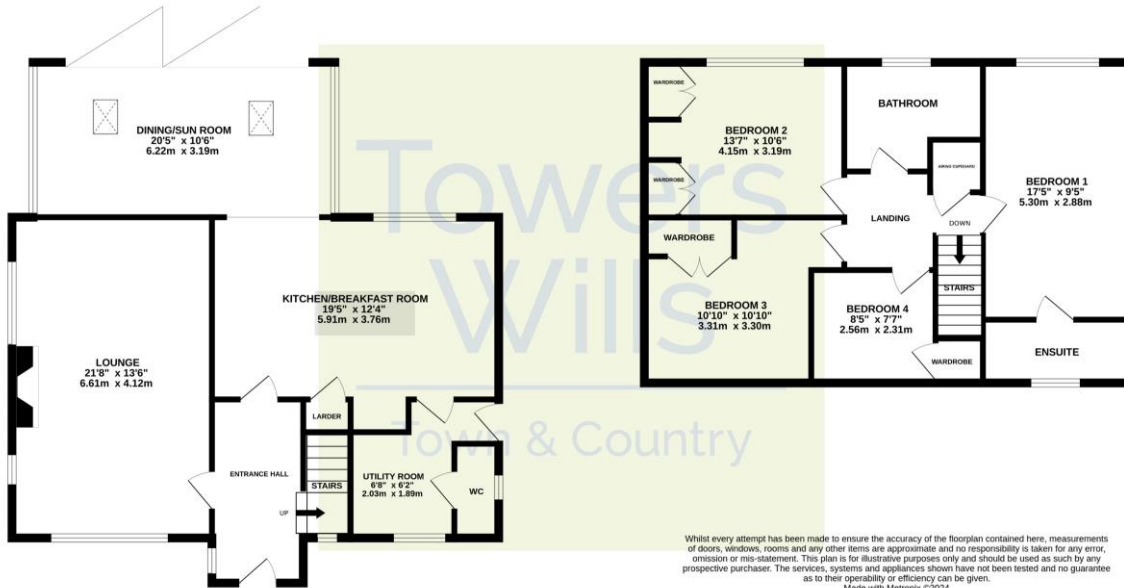
Workshop

With power and light, single glazed window to the rear and personal door to the side.

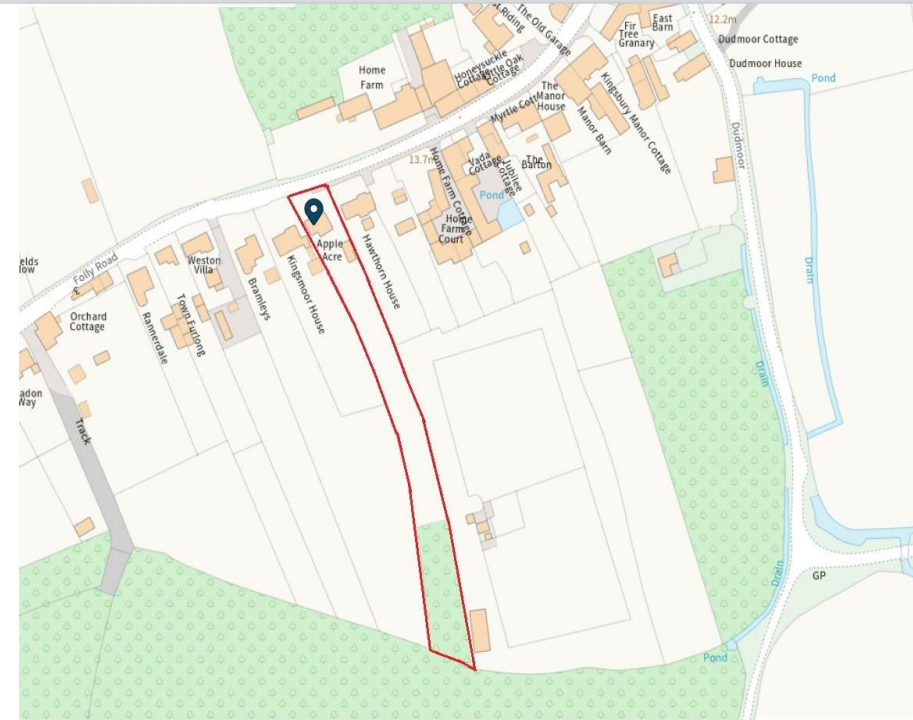


GROUND FLOOR

1ST FLOOR



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T: 01935 577032 E: info@towerswills.co.uk

The White House 114 Hendford Hill, Yeovil, Somerset BA20 2RF

www.towerswills.co.uk

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