10 Englands Way,
Chard, TA20 1EF

Goodman
& Lilley

# An opportunity to acquire a three-bedroom family home is situated in the highly desirable Redstart Catchment area.

In brief, the accommodation includes a spacious lounge, dining room, a well-equipped kitchen, a bright full-width conservatory, three comfortable bedrooms, and a family bathroom. To the front, there is a driveway providing off-road parking for three cars, leading to the garage. The enclosed rear garden offers a private outdoor space, perfect for relaxation and entertaining.

On entering the property, you are immediately greeted by a light-filled entrance hall that sets the tone for the rest of the home. The hall is spacious and inviting, creating an airy atmosphere that makes a welcoming first impression as you step inside. A staircase rises elegantly to the first-floor landing, providing access to the first-floor accommodation. The neutral décor and natural light flooding the area enhance the feeling of space and warmth.

From the entrance hall, a door opens to the generously sized living room, where a large bay window to the front aspect invites an abundance of natural light into the space. The living room is both comfortable and versatile, offering ample space for various seating arrangements, whether for quiet evenings at home or gatherings with family and friends.

As you move through the house, a further door leads to the dining room, a well-proportioned space that offers plenty of room for a large dining table and chairs. It's the perfect setting for family meals, formal dinners, or casual gatherings with friends. The flow of the house is seamless, and the dining room feels connected to the other living areas, making it an ideal space for both everyday living and entertaining. The design of the room allows for flexibility in how the space can be used, whether for a growing family or hosting larger social events. Adjacent to the dining room is the fully equipped kitchen, a functional and practical space that is fitted with a good range of wall, base, and drawer units. These provide an abundance of storage space for kitchen essentials and help to keep the area organised and clutter-free.

The first floor of the property offers three well-proportioned bedrooms, providing comfortable living space for the whole family. There are two double bedrooms, each generously sized and filled with natural light, creating a peaceful and restful environment. These rooms offer plenty of space for large beds, wardrobes, and additional furniture, making them perfect for both adults and children. The ample storage space and thoughtful layout ensure that these rooms can easily accommodate a variety of personal needs and preferences. In addition to the two double bedrooms, there is a single bedroom, which would make an ideal space for a child's room, a home office, or even a guest room. Though smaller in size, the single bedroom is still well-lit and functional, offering flexibility for whatever your family requires. Completing the first-floor accommodation is the family bathroom, a well-equipped and spacious room featuring a bath with overhead shower, a WC, and a washbasin.

## Outside

The rear garden of the property, accessed through the conservatory, offers a wonderful outdoor space that is both private and peaceful. As you step outside, you are immediately greeted by a private patio area, perfect for relaxing or enjoying al fresco dining. Beyond the first patio, the garden stretches out with a well-maintained lawn, providing plenty of room for outdoor activities, children's play, or simply enjoying the fresh air. To the rear of the garden, you'll find another patio area, thoughtfully designed with a pergola that's beautifully draped in a grapevine. The garden is private and not overlooked, creating a serene and secluded retreat where you can truly escape from the hustle and bustle of daily life. Additionally, the garage is conveniently accessed from the garden, offering easy storage or parking space while maintaining the privacy and functionality of the outdoor space.

## Garage & Driveway

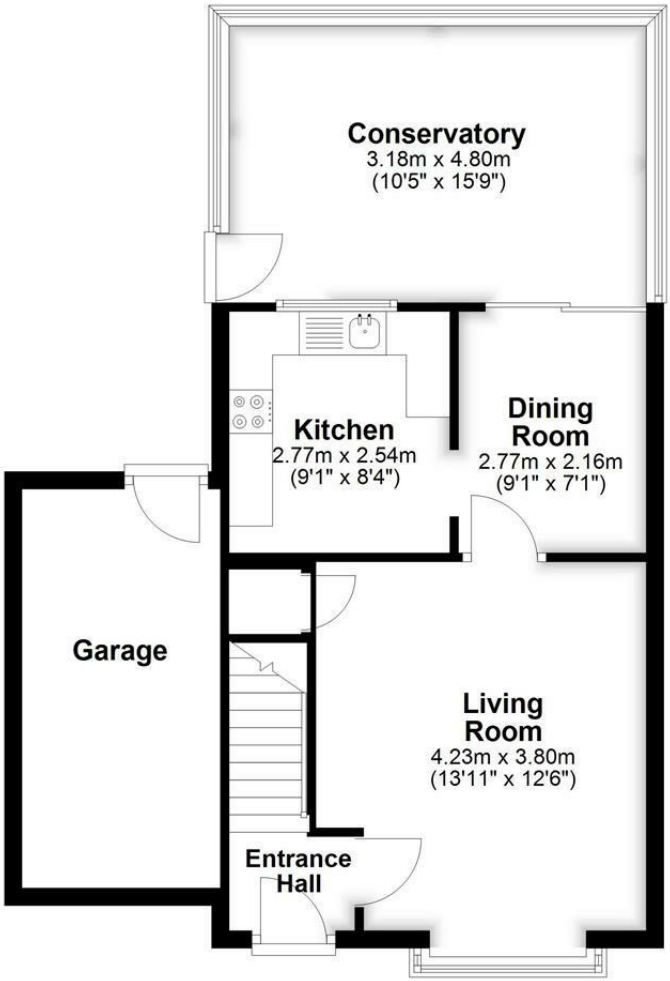
The property also benefits from a garage and a driveway to the front, providing ample off-street parking. The driveway is spacious enough to accommodate at least two/three vehicles, offering convenience and ease for homeowners and visitors alike. The garage, located to the side of the property, provides additional storage space or secure parking for one vehicle, while also offering potential for use as a workshop or additional storage area.

- Semi-Detached Family Home
- Two Reception Rooms
- Well-Presented Throughout
- Garage & Driveway For Three Vehicles
- Cul-de-Sac Location
- Three Bedrooms
- Conservatory
- Private Rear Garden
- Popular Glynswood Development
- Viewing Highly Recommended

**Asking Price £260,000**

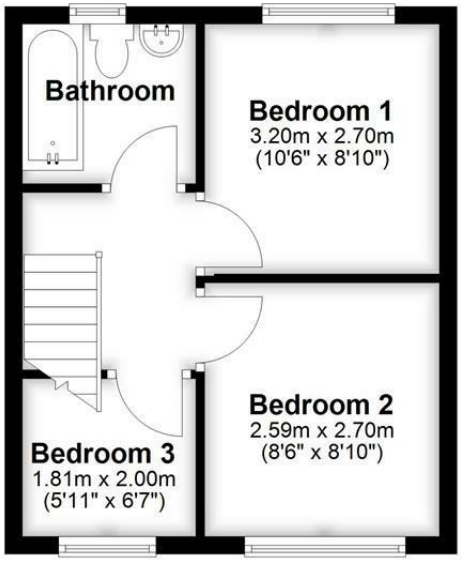
## Ground Floor

Approx. 61.0 sq. metres (656.2 sq. feet)




## First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)




Total area: approx. 88.5 sq. metres (952.4 sq. feet)


HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk


Zoopla.co.uk rightmove The Property Ombudsman

WWW.GOODMANLILLEY.CO.UK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