



Thurston



Thurston 22 Fairfield

, Ilminster, Somerset, TA19 9PE

A303 Southfields roundabout 1.4 miles Taunton 12 Miles Yeovil 15 Miles

Tucked away and overlooking Fairfield Green this impressive Detached family home offers spacious and well laid out accommodation including a double garage and is within an easy walk of Ilminster Town Centre. EPC Band C.

- Envious Location Overlooking Fairfield Green
- Generous Kitchen/Breakfast Room
- 2 Further Bedrooms & Family Bathroom
- Superb Condition Throughout
- Freehold
- 3 Reception Rooms
- Principal Bedroom Suite, Guest Suite
- Detached Double Garage and Parking
- Views to Herne Hill
- Council Tax Band F

Guide Price £550,000

SITUATION

Built in 2001 Thurston is one of the largest detached houses on the development and located within an easy walk of both the town, Doctors Surgery and the local leisure facilities. The property is set in very private location at the end of a shared drive with parking and turning overlooking Fairfield Green to the front and side; with no passing traffic. Ilminster is a charming market Town with an abundance of local independent shops and excellent day to day amenities, schools, a fabulous Minster and easy access to both the A303 and M5. The Jurassic coastline is within a 30 minute drive from the property and a nearby cycle path provides access to nearby countryside leading eventually to Chard along the old railway line.

DESCRIPTION

Thurston is traditionally built with rendered elevations and feature brick detailing around the windows under a tiled roof. The property has pleasing symmetry and benefits from gas fired central heating, double glazing, cavity wall insulation and over recent years has had the kitchen, all bathrooms and the cloakroom updated. The property is tastefully decorated throughout and all bedrooms have superb fitted wardrobes.



ACCOMMODATION

Stylish wrought iron railings with gate lead to the front door opening into a spacious and welcoming entrance hall with stairs rising to the first floor; useful under stairs cupboard and cloakroom with WC and vanity wash hand basin. Glazed double doors access the Sitting Room, a lovely dual aspect room with French doors to the rear garden, recently fitted gas fire with modern surround and stone hearth. Glazed double doors to the light and airy dual aspect Dining Room with feature bay window overlooking the green, study and at the rear of the property is the spacious kitchen/breakfast room. This is a lovely room has a tiled floor and French doors leading out into the rear garden; refitted with good quality Oak wall and floors units, granite work surfaces and integral dishwasher, 2 under counter fridges, built-in oven and combination oven /microwave, gas hob and extractor over and stainless steel one and a half sink. There is plenty of room for a family table and at the far end is a feature dresser unit with lighting, further storage and a under counter freezer and access to the Utility Room. A useful room with plumbing and space for a washing machine and tumble dryer with further cupboards, sink, wall mounted gas fired boiler and door to outside. The stairs rise and turn to the first floor with galleried landing, airing cupboard, 2 double bedrooms and a superb fully tiled family bathroom comprising bath with shower over, WC, vanity wash hand basin with further storage cupboards and towel rail. Bedroom 2 is a spacious dual aspect room overlooking the green with a very nicely appointed en-suite comprising shower cubicle, vanity wash hand basin, WC and towel rail. The principal bedroom suite is a spacious and luxurious room at the rear of the house, dual aspect, overlooking the green with dressing area and beautifully refitted fully tiled en-suite comprising generous shower, WC, vanity wash hand basin with cupboards and drawers and towel rail. There is access to the insulated and partly boarded loft via a pulldown ladder.

OUTSIDE

Outside the property is approached via a tarmac and brick paved driveway passing 2 neighbouring properties, Thurston is found at the head of the drive. There is turning and parking for 3 cars in front of the Detached Double Garage with 2 electric roller doors, power light and side door to the front of the property and eaves storage. Wrought iron railings wrap around the property to the side and are a lovely feature, there is a small area of lawn with mature shrubs. To the side a wooden gate give access to the larger than average and fully enclosed rear garden, wooden garden shed and paved terrace with magnolia tree, good sized lawn with mature shrubs and flower borders, plenty of entertaining space and wooden arbour to make the most of the evening sun. Outside taps, lighting and power.

VIEWINGS

Strictly by appointment with the Vendor's Selling Agents, Stags, Yeovil office. Please call 01935 475000.

SERVICES

All main services connected. Gas fired central heating. Fibre Broadband connected.
Mobile Available : VODAFONE, THREE, EE and O2 (ofcom)
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps. (ofcom)

DIRECTIONS

Proceed along Canal Way taking the 2nd turning left into Fairfield, follow the road around to the left and then to the right where you will see the green on the right hand side. Adjoining the green is a turning into a private driveway on the right hand side and Thurston, no 22 will be found at the end of this driveway.

FLOOD RISK STATUS

Very low risk (environment agency)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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