



45, Packers Way, Crewkerne, Somerset, TA18 8NY

Train Station 1 Mile Crewkerne 2 Miles

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## Modern detached 3 bedroom bungalow within a popular village.

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- Modern Detached Property
- 3 Bedrooms
- 2 Bathrooms
- Kitchen/Dining Room
- Utility Room
- Enclosed Rear Garden
- Double Garage and Off Road Parking
- Village Location

Asking Price £365,000

### The Property

45 Packers Way is a detached bungalow of fantastic quality which offers wonderfully spacious accommodation and enjoys a generous-sized plot located in a popular village location. Lovingly upgraded and renovated under the current ownership the property is beautifully presented benefitting from a high quality finish throughout.

The accommodation comprises welcoming entrance hallway, kitchen/dining room with practical kitchen island unit and integral Bosch appliances including cooker, dishwasher, fridge and freezer.

Separate utility area with plumbing for washing machine and back door to garden. A spacious sitting room with feature fireplace and large bay window to the front aspect. The master bedroom with fitted wardrobes and Ensuite shower room. Two further bedrooms both of good proportions and family bathroom with shower over bath.

### Outside

Private driveway providing ample off-road parking leading to the double garage with two up and over doors, light and power provided integrally. Pedestrian door to the rear enclosed garden which is mainly south facing and enjoys a private aspect. Detached wooden garden shed will also remain in situ.

### Situation

Misterton is a highly regarded village located close to Crewkerne. Within the village amenities include a public house, Cedric's restaurant, petrol station and car garage with shop, village hall and primary school. Crewkerne railway station is also within easy walking distance of the village, with regular services to London (Waterloo) and Exeter, and within the Town itself are a range of shopping, leisure and health care facilities including a Waitrose Superstore, sports

centre with swimming pool and a General Hospital.

Road links are good with the A356 giving direct access to Dorchester and the A303 trunk road easily accessible. Bus services operate from the village to a range of destinations, and further afield Taunton station offers rail links with the South West, London (Paddington), Birmingham and the North.

Education is well catered for in the area with a variety of well reputed state and independent schools available. There is a primary school in the village and Perrott Hill, The Park, Hazelgrove and Millfield Schools are all within easy reach.

### Services

Mains electricity, gas, water and drainage. Gas central heating

### Viewings

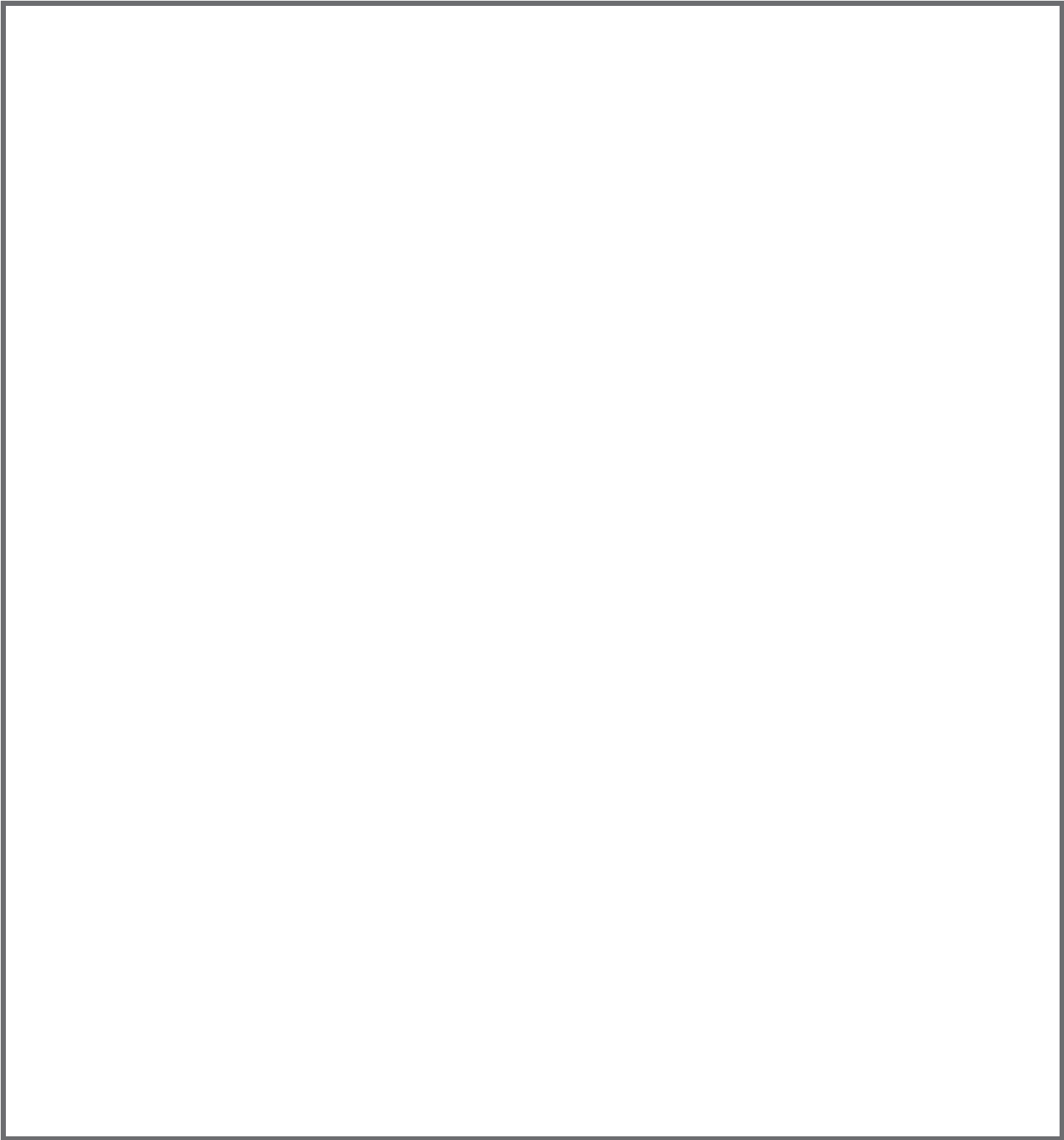
Strictly by appointment with the vendor's selling agents, Messrs. Stags, Yeovil Office, telephone 01935 475000.

### Directions

From Yeovil follow the A30 towards Crewkerne and after passing through the village of East Chinnock, take the left hand turning towards Haselbury Plucknett. Continue on this road through Haselbury Plucknett and North Perrott then turn right before passing beneath the railway bridge into Misterton. After a short distance turn left into packers way and number 45 will then be found a short distance along on the left hand side.

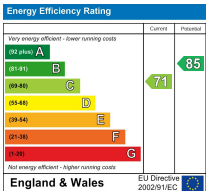


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These particulars are a guide only and should not be relied upon for any purpose.

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