



**Fairoak Way, Mosterton, Beaminster DT8 3JQ**



**welcome to**

**Fairoak Way, Mosterton, Beaminster**

Great opportunity to purchase this beautifully presented two bedroom semi detached bungalow, situated in a quiet cul de sac in the popular village of Mosterton, just outside Crewkerne.



### Entrance Porch

A welcoming introduction to the home, fitted with a double glazed entrance door to the side and a matching double glazed window, allowing natural light to flood the space. This area offers weather protection and a practical spot for storing outdoor footwear and coats.

### Entrance Hall

Providing access to all principal rooms. Features include a double glazed side door, a useful storage cupboard housing the boiler, and a wall mounted radiator ensuring the space is warm and inviting.

### Kitchen

A modern, fitted kitchen located to the rear, featuring a double glazed window overlooking the garden and filling the room with light. The kitchen is fitted with a comprehensive range of base and wall units with complementary work surfaces, incorporating a single bowl stainless steel sink and drainer. Appliance provision includes an electric oven with integrated hob and cooker hood above, plus dedicated space and plumbing for a washing machine and dishwasher, and ample room for a fridge/freezer - combining style with everyday practicality.

### Lounge / Diner

A generous living room forming the heart of the home, designed for both relaxation and entertaining. Features include patio doors opening to the conservatory which allows access to rear garden, and a radiator for warmth. The space is flexible and easily accommodates both lounge and dining furniture.

### Conservatory

A wonderful addition to the accommodation, constructed in UPVC with double glazed windows to the front, side, and rear elevations. This versatile room is bathed in natural light throughout the day, making it an ideal garden room, additional sitting area, home office, or dining space, and offers lovely views of the rear garden.

### Bedroom 1

A spacious main bedroom positioned to the front, featuring a double glazed window, a radiator, and ample space for large furniture and storage. A peaceful room, perfect as the principal bedroom.

### Bedroom 2

A well proportioned second bedroom, also located to the front with a double glazed window and radiator. Currently ideal as a guest room, home office, or children's bedroom, offering great flexibility depending on requirements.

### Shower Room

A modern, fully tiled bathroom fitted with a contemporary shower cubicle, wash hand basin, and WC. Features include a double glazed side window, an airing cupboard for linen storage, and stylish tiling to both floors and walls, creating a fresh and low maintenance finish.

### Front

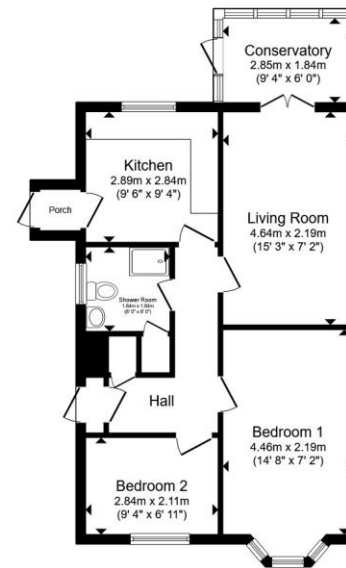
The front garden is neatly laid mainly to lawn with established flower and shrub borders, providing an attractive curb appeal. A paved driveway provides private off street parking for multiple vehicles and leads to the attached single garage, offering secure storage or workshop space.

### Rear

The enclosed rear garden is a private and peaceful haven, predominantly laid to lawn with well stocked borders and a raised paved patio area - perfect for al fresco dining and enjoying the sunshine. The garden is easily maintained and enjoys a sunny aspect, making it a wonderful outdoor space.

### Log Cabin

Nestled within the rear garden is a charming log cabin. Benefitting from a full electricity supply, it offers versatile space ideal for occasional guest accommodation or as a dedicated home office - perfect for working from home or as a quiet retreat.



Floor Plan

Total floor area 61.1 m<sup>2</sup> (657 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.propertybox.io](http://www.propertybox.io)



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## Fairoak Way, Mosterton, Beaminster

- Semi detached bungalow
- 2 Bedrooms
- Popular village Location
- Driveway parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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