

Lerryn

Butts Way, Milverton, Somerset, TA4 1LY

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Lerryn is a beautifully presented detached four-bedroom chalet bungalow situated on a quiet residential road in the popular village of Milverton. The property offers bright, versatile accommodation, thoughtfully designed to suit a range of lifestyles. Set back from the road, it benefits from ample private parking, a secluded south-facing garden, and a single garage.

The accommodation comprises reception hall with a staircase seen to one side. A useful cloak cupboard is found at the end. Beyond a large kitchen incorporates a range of wall and base units providing excellent storage. Integrated appliances to include an electric fan oven with gas hob, a stainless-steel extractor hood and splashback. Space for a dishwasher and fridge freezer. A breakfast bar is to one side. Rear door access opens out to the main garden with a housekeeping cupboard to the side housing the gas boiler.

The utility /boot room includes a further range of wall and base units with space for a washing machine and dryer. Cloak hanging space runs along one side with a glazed door opening out to the garden. An open plan design continues beyond the kitchen into a spacious sitting room with a vaulted ceiling and Velux lights allowing an abundance of natural light in. Full height French doors open out to the sun terrace and garden. Wood effect ceramic tiles with underfloor heating extend across leading into the dining room with a door leading to the hall.

Snug/bedroom 4 features a central fireplace housing an electric wood burner. Two picture windows with views out to the front garden and side. There is a small study/ home office. Bedroom 3 is a spacious double with views out to the front. Bedroom 2 has been designed as a child's room with a built in bunk bed. Further built in shelving and storage continues along one side.

A well-appointed shower room includes a large walk in shower, heated towel rail and pedestal basin.













Property description cont.

Stairs up to a small landing area leading to the principal bedroom.
A spacious room with a large walk in closet to the side. Views look out to the rear garden area and countryside beyond.

An ensuite shower room with corner shower and pedestal basin with WC to the side. To the other side of the landing a door opens into a loft area with extensive boarded storage space. (this offers further potential for conversion).

Lerryn benefits from double glazed UPVC windows and doors.

GARDEN
Lerryn is approached off a quiet residential road leading through an attractive natural stone wall defining the boundary onto a large drive and parking area for several cars. Established shrub borders edge each side with a pathway leading along the side of the house to the main garden to the rear.

The rear garden enjoys a quiet and secluded south facing position. A combination of gravel and stone tiling edge the central lawn area. To the far side is a superb seating and entertaining area with further seating areas found along the far boundary.

Established raised borders contain a variety of shrubs and ornamental plants providing colour and interest. Mature trees in addition to close board fencing beyond offer a degree of screening and dappled shade.

SITUATION
Milverton is a thriving village with an excellent range of amenities, including a village shop, church, village hall, recreation ground, primary school, and an active community.

The nearby town of Wellington offers a wider selection of shops, the highly regarded Wellington School, and easy access to Junction 26 of the M5.

Taunton, the county town, provides extensive shopping, leisure and educational facilities, together with a mainline railway station to London Paddington (approximately 1 hour 45 minutes).





























DIRECTIONS

From Junction 26 of the M5, follow the A38 towards Taunton before joining the B3227 towards Milverton. Continue through Hillcommon and Preston Bowyer for approximately six miles. At the roundabout on the edge of the village, turn left into Station Road and follow the road uphill into the village. Continue through the centre of the village, passing the village shop on your right, then turn right into Butts Way. The property will be found a short distance along on the left-hand side. What3Words prelude.argue.hello

SERVICES

Mains electricity, water and drainage.
Gas fired underfloor heating ground floor.

TENURE

Freehold

LOCAL AUTHORITY

Somerset Council
Council tax band D

ENERGY PERFORMANCE CERTIFICATE

Band C

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Approximate Area = 1542 sq ft / 143.2 sq m (excludes void & loft)

For identification only - Not to scale



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