



32 Walnut Grove | Shepton Mallet | BA4 4HX

FREEHOLD

£425,000

## PROPERTY SUMMARY

5  3  2  B 

Tucked away in the cul-de-sac of Walnut Grove, Shepton Mallet, is this impressive four bedroom detached house with NO onward chain. A standout feature of this property is the self-contained live/ work unit located next door. This additional living space can serve multiple purposes, multi generational living, or a home office for those who work remotely. Outside, has off road parking and a garage. The garden provides a low maintenance outdoor space, perfect for entertaining. An early viewing is highly recommended.

### Entrance Hall

Radiator. Doors leading to lounge/diner, study, and cloakroom. Stairs to first floor.

### Cloakroom

Low level WC, wash hand basin. Radiator. UPVC double glazed obscure window to front.

### Study

12'8 x 8'7 (3.86m x 2.62m)

Wood effect flooring. Radiator. UPVC double glazed window to front.

### Kitchen

11'1 x 9'5 (3.38m x 2.87m)

A newly appointed range of wall, drawer and base units with solid work surfaces over. Under unit lighting. Inset sink with drainer and mixer tap over. Integrated single electric oven and microwave, induction hob and cooker hood over. Integrated dishwasher. Peninsular. Wooden effect flooring. UPVC double glazed windows to rear and side. Opening to utility room.

### Utility Room

Integrated fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. Door leading to under stairs cupboard. UPVC double glazed door leading to rear garden.

### Living Room

20'3 x 11'0 (6.17m x 3.35m)

Radiator. Room for dining furniture. Triple aspect UPVC double glazed windows to front and side and French doors over looking the garden.

### Landing

Radiator. Airing cupboard. UPVC double glazed window to rear. Doors leading to Master bedroom, bedroom, two, three, four and family bathroom.



Four Bedroom Detached House

Kitchen

Utility Room

Study

Living Room

Master Bedroom With EnSuite

Bathroom

Private Garden

Live Work Unit

Off Road Parking



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PROPERTY**

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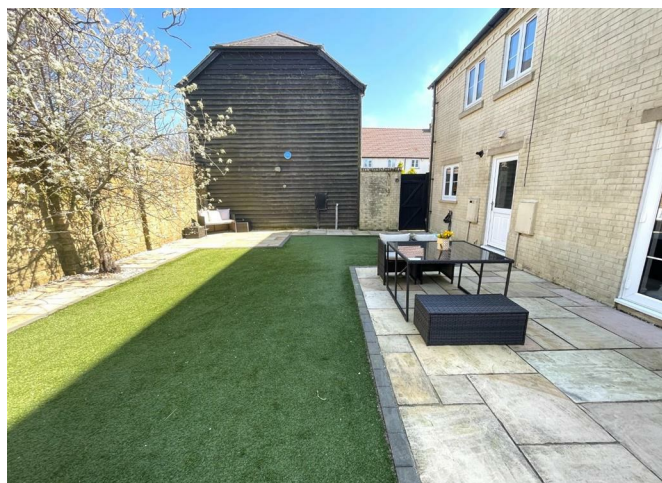
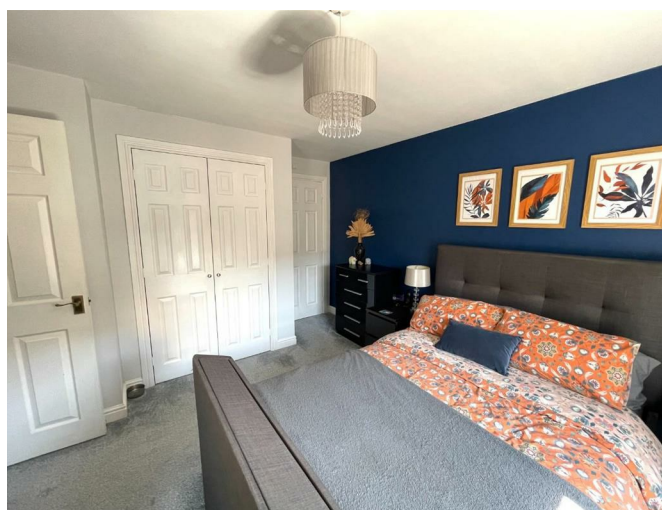
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**Master Bedroom**

11'8 x 11'2 (3.56m x 3.40m)

Radiator. Double fitted wardrobe. UPVC double glazed windows to front. Door leading to Ensuite.

**Ensuite**

Three piece white suite, low level WC, wash hand basin and shower cubicle. Tiling to splash prone areas. Extractor fan. Radiator. UPVC double glazed obscure window to side.

**Bedroom Two**

11'4 x 9'8 (3.475m x 2.95m)

Radiator. UPVC double glazed window to rear.

**Bedroom Three**

10'0 x 7'2 (3.05m x 2.18m)

Radiator. UPVC double glazed window to front.

**Bedroom Four**

10'4 x 7'9 (3.15m x 2.36m)

Radiator. UPVC double glazed window to front.

**Bathroom**

Combination sink and toilet with storage under. Panelled bath with shower over. Tiling to splash prone areas. UPVC double glazed obscure window to rear. Radiator

**Garden**

Patio area, perfect for entertaining. Artificial grass. Outside tap. Gate leading to the parking space.

**Live/Work Unit**

The self contained live/work unit is accessed through its own private door located to the side of the garage door. Staircase rising to the landing.

**Landing**

Doors leading to living/dining room and kitchen.

**Kitchen**

8'1 x 7'4 (2.46m x 2.24m)

A range of wall, drawer and base units with work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric oven and hob with cooker hood over. Space for an upright fridge/freezer.

**Living/Dining Room**

18'6 x 13'10 (5.64m x 4.22m)

Electric heater. Two double glazed window to front.

## Bedroom

17'0 x 9'10 (5.18m x 3.00m)

Electric heater. Double glazed windows to rear and side.

## Shower Room

Low level WC, wash hand basin and shower cubicle. Tiling to splash prone areas. Extractor fan. Double glazed obscure window to front.

## Airing Cupboard

## Garage

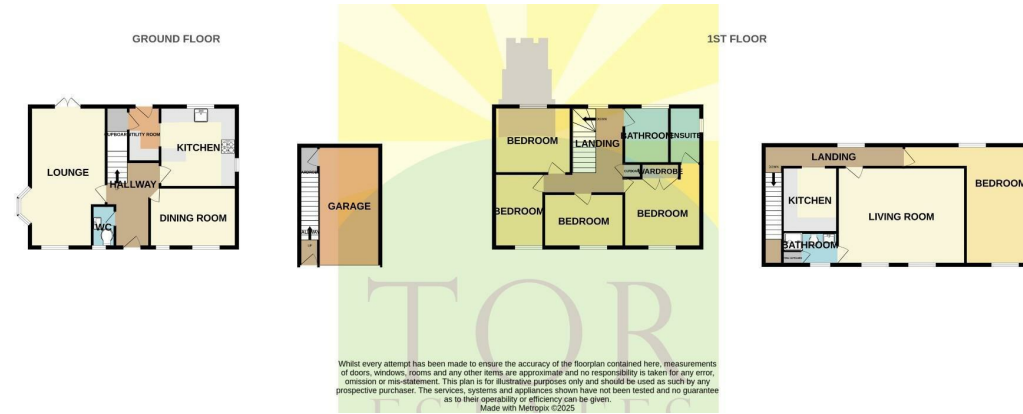
Up and over door.

## Purchasers Note

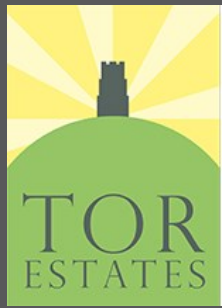
The live/work unit is subject to a council tax band A. The current owners currently achieve a yearly income of approx £2,200 from the solar panels. 12 years still to run on a government backed tariff.

## Disclaimer

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		87	
(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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