



**ENGLISH
HOMES**



Morley Road, Stoke Sub Hamdon, Somerset, TA14

Guide Price: £450,000

Freehold

9 Morley Road, Stoke Sub Hamdon, Somerset, TA14

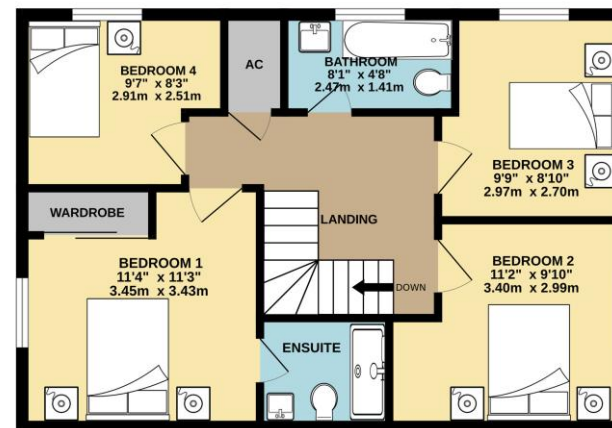
Built in 2019, 9 Morley Road has great kerb appeal with its Hamstone construction, pretty frontage, double garage and two parking spaces, making it a very desirable family home.

It has wonderful uninterrupted views across open fields towards Ham Hill. It is a modern, delightful four-bedroom home nestled on the edge of the popular village of Stoke-sub-Hamdon. Immaculately presented with beautiful finishes, such as bespoke Parquet style flooring to some rooms. The current owners have upgraded floorings and fittings to a high specification and these are visible throughout.

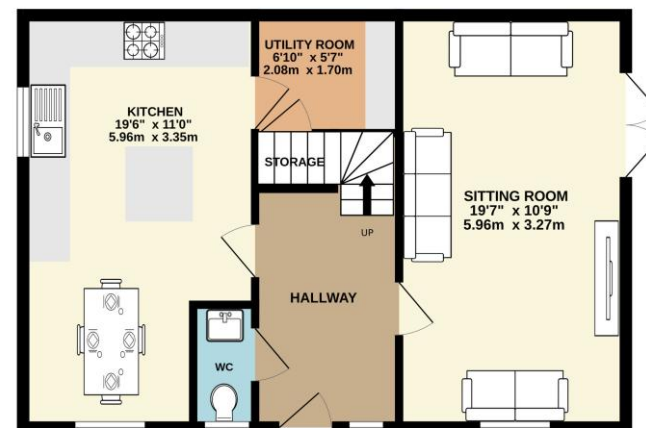
To the front of the property is a gravelled garden enclosed with metal railings and a path leading to the front door, a small area of lawn which is planted with shrubs and herbaceous borders lies to the side of the house. The rear garden benefits from the sun for most of the day and has been landscaped with a large terrace area immediately in front of the French doors from the Sitting Room. The perfect spot for alfresco dining. A pull-out awning offers shade in the summer months. Adjacent to the terrace is a large area of raised decking offering another option for dining and drinks. The remainder of the rear garden has been laid to lawn, with borders and a pathway leading to a leading to a pedestrian gate opening out onto the parking area, where there is a large double garage and two parking spaces. There is a further small area of garden to the side of the garage which belongs to the property and could create extra parking if required.

Viewings are strictly by appointment through the Agent.

1ST FLOOR




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	95
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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