

Qupaerlake Street,
Bruton



Quaperlake Street, Bruton

- 1514 sqft | Freehold
- 4 bedrooms
- Garage
- 2 reception rooms
- Lots of local attractions and restaurants; Hauser and Wirth, The Newt, Stourhead, Osip.

The property is approached via a driveway with the garage at the top and a gate into the property's garden which is surrounded by a fence giving it privacy from the street.

The garden wraps around the house with a paved area to the rear, ideal for entertaining and gives access to the rear door. To the front is a lawned area with a range of fruit trees including cherry, eating apple, and fig trees and the front door.

There is also a side door to the garage, which has power and lighting and loft storage.

As you enter the property through the rear door there is space for coats on the right before going into the kitchen.

The kitchen offers a good range of shaker wall and base units topped with a wood work-surface housing a bowl and a half stainless steel sink with draining board with a double glazed window above. Integrated appliances include a fridge, freezer and a full size dishwasher and there is space for a range cooker. There is also a cupboard providing useful larder space

At the opposite end of the room from the cooker are bi-folding doors hiding a utility room and downstairs loo. The utility room has space for a washing machine with work surface above and a sink. The gas combi boiler is there as well as a window giving light and ventilation.

From the Kitchen you enter the actual entrance hall with space under the stairs for more coats and shoes. At the front of the house there are two reception rooms. The first, which backs on to the kitchen is an ideal snug or office. The other spans the full width of the house and has a window to the front and glazed sliding doors out to the garden. It is currently set up with the dining area at the front and the living area to the rear, but offers flexible accommodation to suit any owner.

Carpeted stairs lead up to the landing where there is a hatch giving access to loft storage and an airing cupboard housing the hot water tank.

At the top of the stairs is the family bathroom, which has a bath with wall-mounted overhead shower and handheld shower attachment, shower screen and tiled walls. There's a window providing, light and ventilation, a W.C. and washbasin. There is also a wall mounted, heated, towel rail.



Upstairs there are 4 good sized double bedrooms. On one side, there is a double bedroom with double glazed window, overlooking the patio garden to the rear and a larger double bedroom with space for a bed and a sofa with a double-glazed window to the front.

Across the hallway there is a good-sized double bedroom to the rear with a window overlooking the garden and to the front is the master bedroom with plenty of space for free standing storage and an en suite shower room.

The shower room has a walk-in shower with wall mounted overhead shower and hand held shower attachment. There is a W.C., wash basin and a wall mounted heated towel rail. A double glazed window brings in natural light.

Useful Info:

- Bruton Train Station - 0.5 miles
- Sexeys School - 0.9 miles
- Stourhead House and Gardens - 8.8 miles
- Castle Cary Train Station- 4.9 miles
- The Newt - 3.5 miles
- Glastonbury Tor - 15.8 miles
- Castle Cary Train Station - 1.5 miles



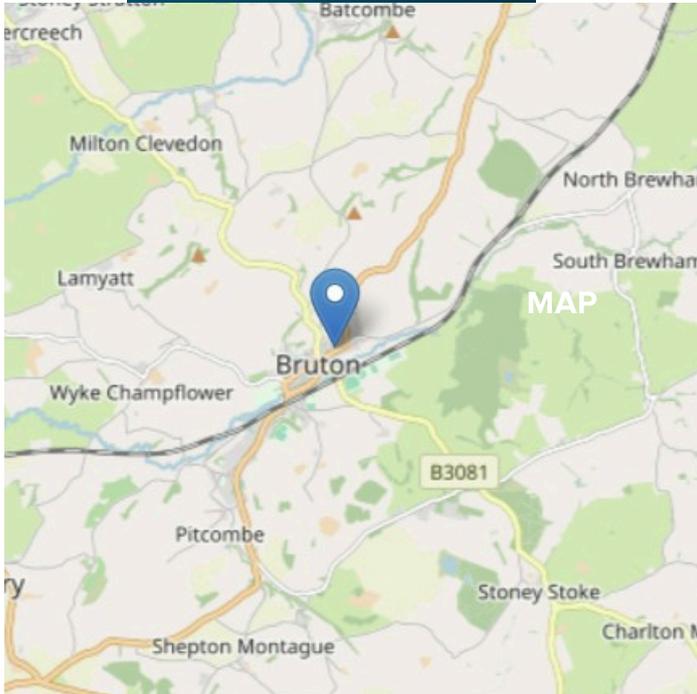






Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

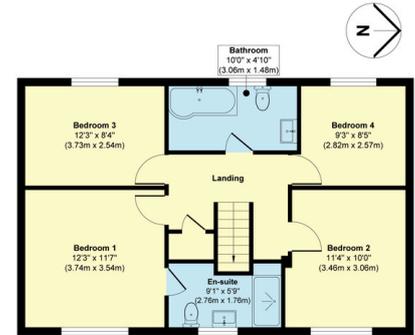


Floor Plans

1514 sq ft

Quaperlake Street, Bruton, BA10

Approx. Gross Internal Floor Area 1514 sq. ft / 140.82 sq. m (Including Garage)



First Floor
Approximate Floor Area
644 sq. ft
(59.90 sq. m)



Garage
Approximate Floor Area
226 sq. ft
(21.02 sq. m)

Ground Floor
Approximate Floor Area
644 sq. ft
(59.90 sq. m)

All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate and only for illustrative purpose. Produced by Elements Property

