



Connells

Briar Patch Moor Lane
Hardington Moor YEOVIL

Briar Patch Moor Lane Hardington Moor YEOVIL BA22 9NW

for sale offers in excess of
£425,000



Property Description

This rare three bedroom chalet bungalow offers spacious and versatile accommodation, ideal for families or those seeking flexible living space in a sought-after village setting.

The ground floor features two well proportioned reception rooms, perfect for both relaxing and entertaining, along with a fitted kitchen, family bathroom and 3rd bedroom. The layout provides flexibility, whether you require a formal dining room, home office, or additional sitting room.

Upstairs the property offers two further double bedrooms alongside a convenient shower room, creating practical living arrangements for family members or guests.

Externally, the home benefits from a double garage, providing ample parking and storage, and a private garden to the rear that you can access from both sides of the property.

Located in a charming village location the property combines peaceful surroundings with a lovely village pub located at the top of the road.

Entrance

Utility Room

Accessed via the front door, the utility room offers a practical space with plumbing for a washing machine, a sink and drainer, and a wall-mounted boiler. There is a useful storage cupboard, base-level units with worktops over, and a double-glazed window to the side providing natural light.

Kitchen

Fitted with a range of wall and base units complemented by worktops and tiled splashbacks, the kitchen includes an integrated oven, electric hob, and cooker hood. There is space for a fridge freezer, tiled flooring throughout, and a double-glazed window to the front. An archway opens into the dining room, creating a sociable flow between the spaces.

Dining Room

Positioned off the kitchen, the dining room features wood-effect flooring, a radiator, and double-glazed patio doors leading out to the garden, allowing plenty of natural light and easy access to outdoor dining areas.



Bathroom (lower Level)

The bathroom is fitted with a bath with mixer taps and shower over, a vanity unit with wash hand basin, and a WC. Additional features include a heated towel rail, extractor fan, and a double-glazed window to the front.

Ground Floor Hallway

The hallway includes a useful storage cupboard and provides access to the lounge.

Lounge

A bright and welcoming room featuring a bay double-glazed window to the front, an electric fireplace with a stone-effect surround, TV point, and radiator. Double-glazed patio doors open onto the garden's patio area, enhancing the indoor-outdoor connection.

Study / Third Bedroom

This versatile space can serve as an additional reception room or a third bedroom. It benefits from a double-glazed door to the rear garden, a side window, and a tall radiator.

Hallway (stairwell Area)

Includes stairs leading to the first floor and a double-glazed window to the rear.

Landing

The landing area features an airing cupboard, radiator, and a double-glazed window to the front.

Bedroom One

A bright triple-aspect room with windows to the front, side, and rear, offering plenty of natural light. The room includes built-in wardrobes, a radiator, and areas of restricted head height, adding charm and character.

Bedroom Two

A comfortable double room with double-glazed windows to the front and rear, a radiator, and restricted head height.

Shower Room

Fitted with a shower cubicle, WC, and an all-in-one vanity unit with wash hand basin. The room also features a heated towel rail and a double-glazed window to the rear.

Outside

Front

The property benefits from a driveway providing off-road parking.

Garage

20' 1" x 17' 3"

The garage features up-and-over doors, lighting, power, two double-glazed side windows, and boarded storage space above.

Rear

The rear garden includes a patio area, a lawn, and is enclosed by fencing and hedging for privacy.

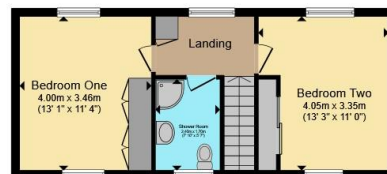




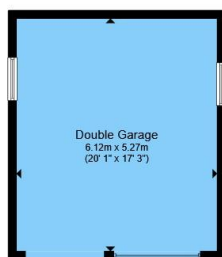




Ground Floor



First Floor



Garage

Total floor area 156.3 m² (1,683 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

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Band: D

Tenure: Freehold

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