



2 Cornflower Close  
Somerton, TA11 6BT

George James PROPERTIES  
EST. 2014



# 2 Cornflower Close

Somerton, TA11 6BT

Guide Price - £425,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Built in 2021 by David Wilson Homes this four-bedroom detached home is presented in excellent condition throughout. Positioned towards the end of a quiet cul-de-sac with an open aspect to the front. Set over three floors, accommodation includes a sitting room, spacious kitchen/dining room, master bedroom on the top floor featuring an ensuite and dressing area, an ensuite to bedroom two, family bathroom and downstairs cloakroom. The garage benefits from a professional conversion giving a useful fully insulated office or home gym with storage space to the front.

## Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants, churches and primary schools within the town.

## Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band E

## Hallway

With a large storage cupboard, radiator and stairs to the first floor landing.

## WC

With window to side, radiator, suite comprises a corner wash hand basin and WC.

## Sitting Room 16' 9" x 10' 5" (5.10m x 3.18m)

With a bay window to the front, feature electric fireplace, radiator.

## Kitchen/Dining Room 12' 0" x 18' 4" (3.67m x 5.59m)

With double doors and window to the rear, a range of wall and base mounted storage units with rolltop worksurfaces. An inset stainless steel sink and drainer unit, five ring gas hob with stainless steel splashback and extractor fan above, double oven and grill. Built in appliances include a fridge freezer, dishwasher and washing machine.

## First Floor Landing

With a window the side, stairs to 2nd floor landing.



**Bathroom** 5' 5" x 7' 3" (1.66m x 2.22m)

With window to front, suite comprises a panel enclosed bath, pedestal wash hand basin and WC. A large heated ladder towel rail and extractor fan.

**Bedroom 2** 12' 10" x 10' 10" (3.92m x 3.30m)

With window to front, built in quadruple wardrobe and radiator.

**En-suite Shower Room**

Suite comprises a shower cubicle, pedestal wash hand basin and WC. A large heated ladder towel rail and extractor fan.

**Bedroom 3** 12' 1" x 10' 11" (3.69m x 3.33m)

With window to rear and radiator.

**Bedroom 4** 12' 2" x 7' 3" (3.70m x 2.22m)

With window to rear and radiator.

**2nd Floor Landing**

With window to side and a large storage cupboard.

**Master bedroom** 21' 3" x 11' 2" (6.48m x 3.40m)

With window to front and Velux window to rear, built in quadruple wardrobes, radiator.

**En-suite Shower Room**

With Velux window to rear, suite comprises a large shower cubicle, pedestal wash hand basin and WC. A vanity shelf, heated ladder towel rail and extractor fan.

**Outside**

To the front is a driveway for approximate three vehicles and a paved pathway to the front door with an external courtesy light. To the rear is a low maintenance garden predominantly laid to lawn with plant and shrub borders. There is a side access gate, water tap and external power point.

**Garage**

With an up and over door to the front, the front section is used as a storage area with power points and lighting. The rear has been professionally converted and insulated, currently used as an office with double doors leading into the garden and a side aspect window. An internal door leads into the storage area at the front.

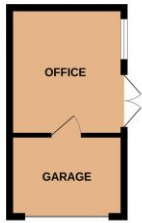




GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

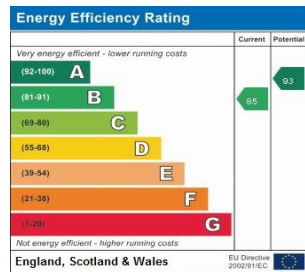
1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.

2ND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.

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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