



14 Maple Drive
Somerton, TA11 6FS

George James PROPERTIES
EST. 2014

14 Maple Drive

Somerton, TA11 6FS

Guide Price - £495,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

14 Maple Drive was built by reputable builders Bloor homes in 2021. The current owners have developed it further by creating another floor with two additional bedrooms, making this a highly versatile and spacious six bedroom family home. The house has well planned living accommodation, including a ground floor WC, lounge, beautiful kitchen and separate utility, bathroom on the first floor and en-suite to the master bedroom. The property sits in one of the largest and most private plots on the development with pretty views over the communal green and play area. Two parking spaces sit in front of the garage.

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. There is a good level of amenities including shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Services

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

Entrance Hall

Part glazed door into entrance hall, radiator, space for coats and shoes, storage cupboard under the stairs, stairs to first floor

Downstairs WC

Radiator, WC, wash hand basin

Lounge 20' 3" x 10' 8" (6.18m x 3.25m)

Windows to front and side, radiator



Kitchen/Diner 20' 3" x 10' 8" (6.18m x 3.25m)

Window to front, radiator, double glazed French doors to garden, space for dishwasher, AEG oven & grill, gas hob, one and a half sink with drainer

Utility Room 7' 2" x 5' 3" (2.18m x 1.6m)

Radiator, space for washing machine and tumble dryer, Indeed gas fired boiler

First Floor Landing

Bedroom 1 11' 8" x 8' 7" (3.55m x 2.62m)

Window to side, radiator, built in wardrobes

Ensuite

Frosted window, WC, sink with storage under, double length walk in shower enclosure with rainfall shower over, extractor fan

Bedroom 2 10' 10" x 10' 10" (3.31m x 3.29m)

Window to side, radiator

Bedroom 3 11' 1" x 9' 3" (3.38m x 2.83m)

Windows to front and side, radiator

Bedroom 4 9' 2" x 8' 5" (2.79m x 2.57m)

Window to front, radiator

Bathroom

Frosted window, WC, wash hand basin, bath, double length walk-in shower, heated towel rail

Bedroom 5 16' 1" x 11' 3" (4.91m x 3.42m)

Window to front, skylight to rear, radiator, sloped ceiling (reduced head height in places)

Bedroom 6 16' 1" x 10' 4" (4.91m x 3.15m)

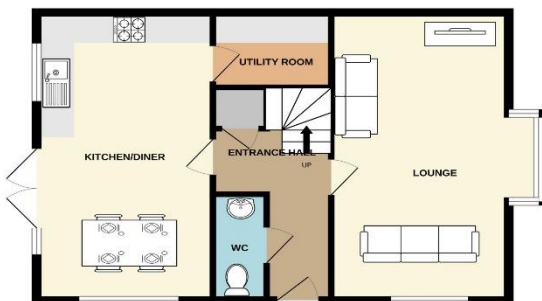
Window to front, skylight to rear, radiator, sloped ceiling (reduced head height in places)

Outside

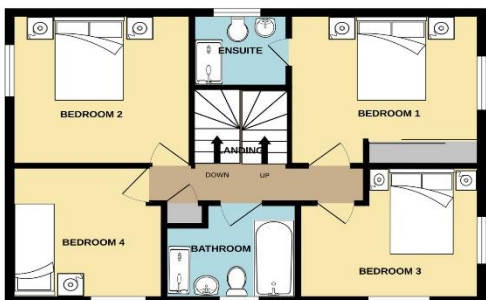
The property sits in arguably the largest plot on the development, with the rear garden being laid to lawn with composite decking ideal for a seating area. There is an area of bark with Wendy house and children's play equipment. There is a wooden summer house currently set up as a home office, with lighting and power, and a patio pathway leads to the gate that takes you to the garage and parking. A very useful lean-to along the side of the property has been erected for additional storage. A particular feature about this garden is it is not overlooked from any side, offering a great deal of privacy. There is guest visitor parking to the front, shared between the houses on the street, although we're told this is rarely used by the neighbours.



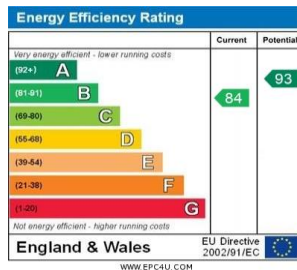
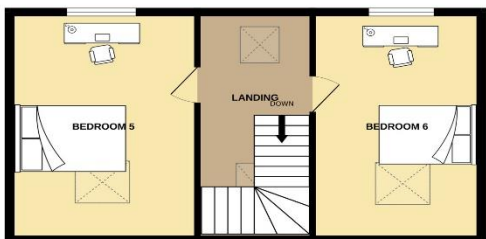
GROUND FLOOR



1ST FLOOR



2ND 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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