



15 Lockyers Field

North Curry, Taunton, Somerset, TA3 6FB

**James
Gray**

ESTATE AGENTS

A stunning and particularly spacious detached family home, attractively situated on a sought after development on the fringe of this popular village and standing in a larger than average plot of about 0.2 acres. No onward chain



Key features

- Spacious galleried entrance hall with oak staircase
- Sitting room with wood burning stove and double doors to rear garden
- Family room and study
- Large and beautifully appointed kitchen/dining room with double doors to rear garden
- Utility room and cloakroom
- Principal bedroom with en suite shower room
- Guest bedroom with en suite shower room
- 3 further double bedrooms and family bath/shower room
- Large rear garden with paved terrace, lawn and sunken garden
- Double garage and driveway parking

Services

All mains services connected. Gas central heating

EPC rating

Band B (86)

Council Tax and Service Charge

Band G. Service charge £384pa.





The property

Built by local developers Strongvox Homes in 2019, this handsome detached family home offers spacious and beautifully presented 5 bedroom accommodation. The plot is one of the largest on the development and extends to about 0.2 acres and the rear garden enjoys a good deal of privacy and a south-easterly aspect. The property is situated in a small close, on the edge of this sought after village and is within walking distance of all amenities.

The accommodation

A large and welcoming galleried reception hall features an oak staircase rising to the first floor. The sitting room features a wood burning stove and enjoys a lovely outlook over the rear garden with double doors opening to a paved terrace. Double doors open through to the kitchen/dining room, providing a great living and entertaining space. The kitchen is beautifully appointed and also opens to the rear paved terrace. There is a separate utility room and cloakroom. There are 2 further reception rooms, including a study and a family room with bay window on the front elevation.

First floor

A spacious galleried landing provides access to all rooms and a large airing cupboard. The principal



bedroom is of a good size and has an en suite shower room. There is also a guest bedroom with en suite shower room. There are 3 further bedrooms and a family bathroom.

Outside

The property stands in a good sized plot of just under 0.2 of an acre. The rear garden enjoys a south-easterly aspect and a good deal of privacy. A large paved terrace provides an attractive sitting out area and the remainder of the garden is lawned and includes a sunken garden area. There is a larger than average double garage with a side pedestrian door, electric up and over doors, lined floorspace and new additional windows - ready for a workshop space. The driveway provides further parking.

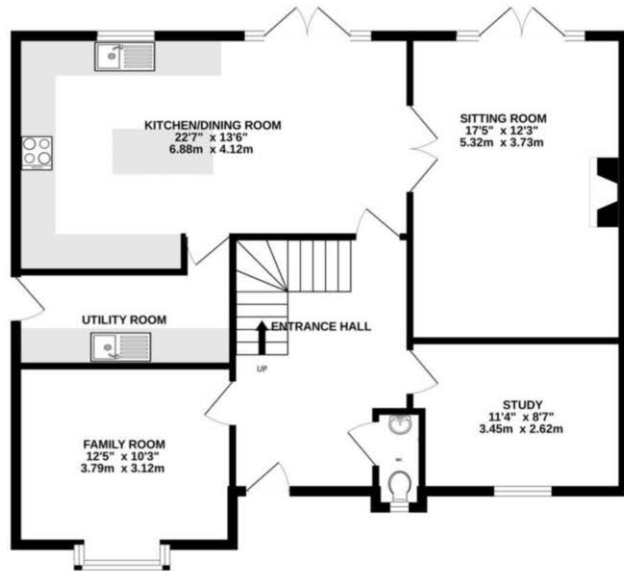
Situation

The property enjoys an attractive location in this small cul sac with central green/play area, on the fringe of this sought after conservation village. It is within walking distance of the centre of this popular village which offers many amenities including a shop and post office, pub, primary school, health centre, coffee shop, cricket pitch, hair dressers and village hall. Taunton, the county town of Somerset is about 6 miles away and on the outskirts of the town is junction 25 of the M5 motorway.

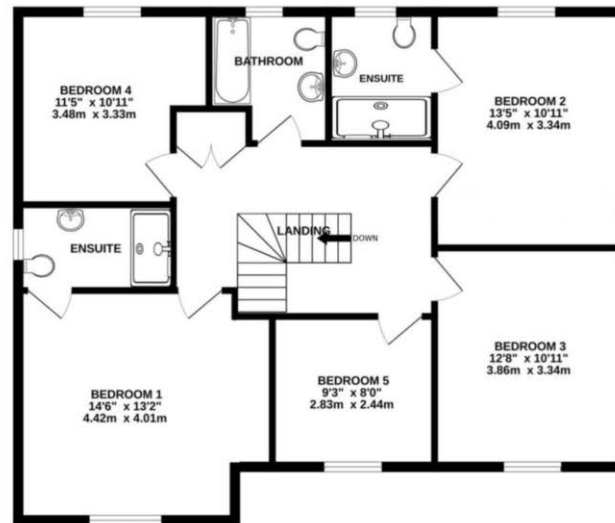




GROUND FLOOR



1ST FLOOR

GARAGE
435 sq.ft. (40.5 sq.m.) approx.

TOTAL FLOOR AREA : 1981sq.ft. (184.0 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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