

  
**Natasha Howarth**  
ESTATE AGENTS



24 Sixpence Drive, North Petherton, TA6 6ZY

**£328,000**

A truly outstanding four bedroom detached house in excellent condition and located in the sought after town of North Petherton. This wonderfully stylish property was built by award winning builders 'Persimmon Homes' in 2022 to their Roseberry design and still retains the majority of the NHBC guarantee. This show home standard property in brief comprises entrance hallway, lounge, kitchen/ dining room, cloakroom and utility to the ground floor. Upstairs there are four bedrooms (ensuite to master) and a family bathroom. The kitchen/ dining room overlooks the stunning garden, to the front there is parking and a good size garage. The property is situated in a tucked away position in this highly desirable location and is offered to the market with NO ONWARD CHAIN.

The town of North Petherton itself benefits from a good range of local amenities including shops, library, doctor's surgery, dentist surgery, primary school, church, restaurants, veterinary surgery pharmacy and public houses and is within easy reach of Junction 24 of the M5.

For more information or an appointment to view please contact the vendors sole agents.

## ENTRANCE

Front door with obscure panes inset, leading to:

## ENTRANCE HALLWAY

Stairs rising to first floor. Wood effect flooring, door to:

## LOUNGE

Double glazed bay window to front aspect. Feature fireplace. Radiator, wood effect flooring. Double doors to:

## KITCHEN/ DINING ROOM

Double glazed window to front aspect. Fitted with a matching range of white wall, drawer and base units with roll top work surfaces over and stainless-steel sink and drainer unit inset. Integrated appliances to remain to include built in oven with four ring gas hob, splashback and stainless-steel chimney style extractor over. Breakfast bar. Large cupboard, wood effect flooring. Radiator. Door to the utility room. Double glazed French doors to the garden

## UTILITY

Worksurface with cupboard over housing the boiler. Space and plumbing for a washing machine. Space for a fridge/ freezer. Wood effect flooring, radiator. Door to the W.C and Double glazed door to the garden/ front.

## CLOAKROOM

Obscure double glazed window to side aspect. Fitted with a two piece comprising a WC and wash hand basin. Wood effect flooring, radiator.

## LANDING

Storage cupboard. Loft hatch. Doors to:

## BEDROOM ONE

Double glazed window to front aspect. Built in cupboard. Radiator. Door to:

## ENSUITE

Fitted with a white three piece suite comprising shower cubicle with shower over, pedestal wash hand basin and W.C. Radiator, wood effect flooring. Tiled walls.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

## BATHROOM

Obscure window to rear aspect. Fitted with a three piece suite comprising panelled bath with shower over and glass screen. Pedestal wash hand basin and W.C. Tiled walls, radiator.

## PARKING

On own driveway to front.

## GARAGE

Up and over door (power and light connected).

## GARDEN

Fully enclosed. Large patio area as you walk into the garden from the French doors. Mainly laid to lawn with with pergola and seating/ entertaining area. Timber side gate leading to parking & garage.

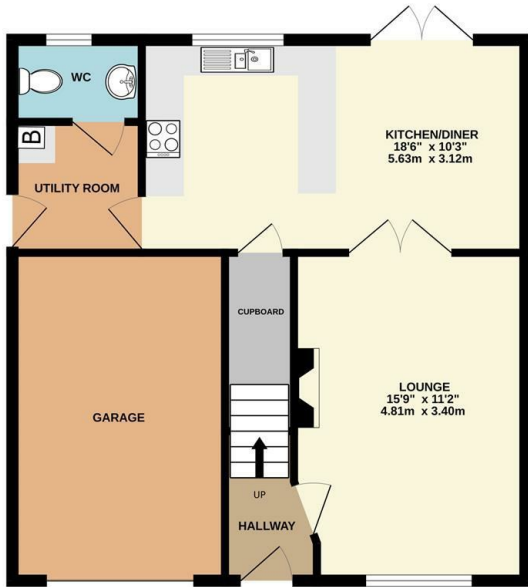
## N.B

Maintenance charge for the upkeep of the area.

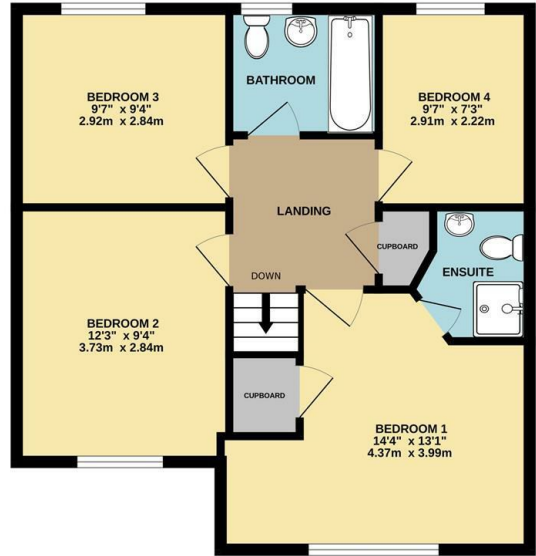


# Floor Plan

GROUND FLOOR

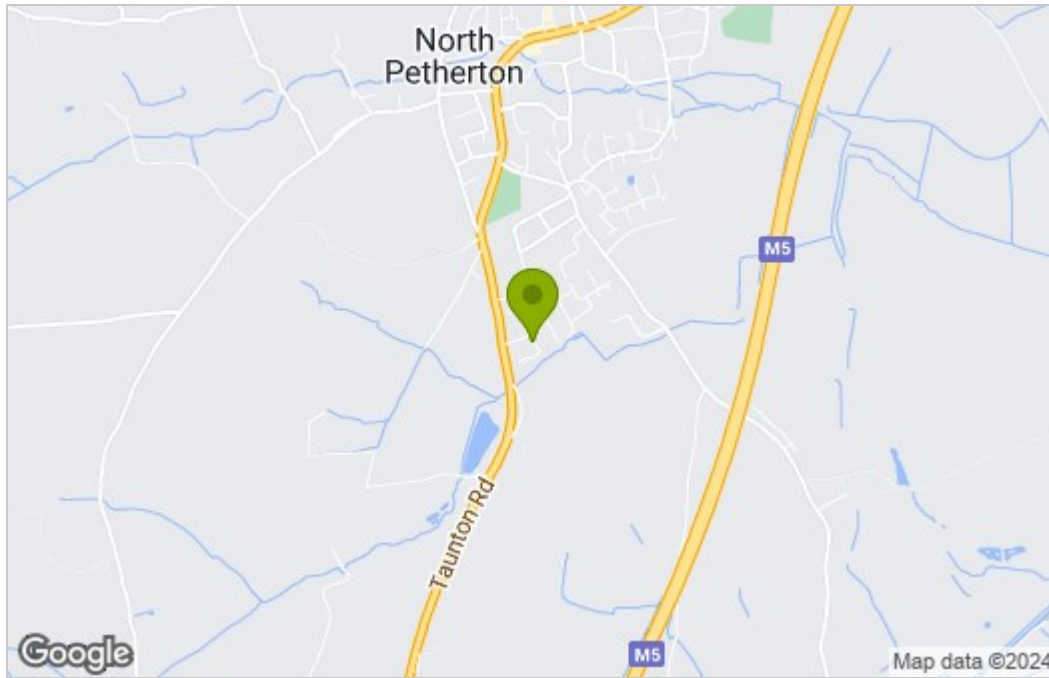


1ST FLOOR

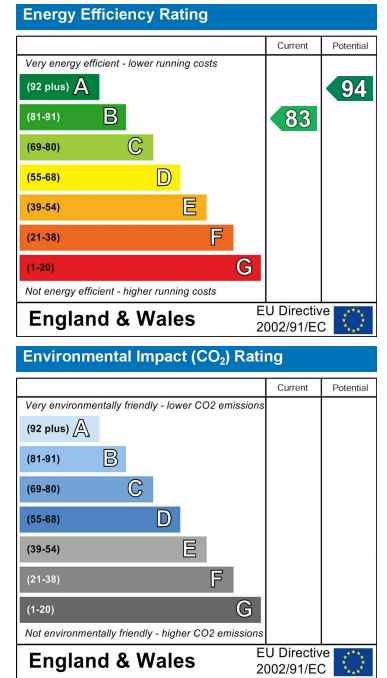


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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