



Windmill Hill, North Curry  
£450,000



- Detached, character home!
- Four bedrooms!
- Three reception rooms!
- Modern kitchen!
- New double glazing!
- New boiler!
- Ground floor bedroom & en-suite!
- Low maintenance rear garden!
- Driveway for multiple cars!
- Popular location!

#### Porch

#### Hall

#### Living Room

16'3" x 12'4" (4.97m x 3.78m)

#### Dining Room

10'8" x 12'10" (3.27m x 3.92m)

#### Kitchen

13'1" (max) x 14'11" (max) (4.01m (max) x 4.55m (max))

#### Garden Room

9'7" x 12'3" (2.94m x 3.74m)

#### WC

#### Store Room

5'1" x 3'10" (min) (1.55m x 1.17m (min))

#### Utility

7'5" x 7'10" (max) (2.27m x 2.40m (max))

#### Bedroom 1

10'5" x 12'5" (3.19m x 3.81m)

#### En-Suite

#### Stairs & Landing

#### Bedroom 2

10'2" x 16'4" (3.11m x 5.00m)

#### Bedroom 3

12'2" (max) x 14'2" (max) (3.73m (max) x 4.32m (max))

#### Bedroom 4

11'6" x 9'1" (3.53m x 2.79m)

#### Shower Room





Presenting this four bedroom, detached cottage which boasts a great blend of character, modern upgrades and a popular location!

The ground floor of the property comprises a porch, leading into the hall with built in storage. A generously sized living room with inglenook fireplace, dual windows and character beams. A well proportioned dining room with dual aspect light and wood burner in an inglenook fireplace also. A modern kitchen with dual aspect light, spotlights, ample worktop & unit space, electric hob, electric oven, cooker hood, fridge-freezer, 1 & 1/2 sink and space for a small dining table & chairs. The garden room hosts a tiled floor, ample light from triple aspect windows and French doors leading onto the garden. A WC with toilet, basin and boiler. A store room leading into the utility which hosts worktop space, space for appliances, shelving & sink. The master bedroom, found on the ground floor, is a good size double with built in storage and dual aspect windows. The en-suite hosts a basin with vanity storage, toilet, towel radiator and large shower cubicle.

The first floor offers three further bedrooms with character beams and a shower room. The landing hosts two skylights and an airing cupboard. Bedroom two is a good size double with dual aspect light and built in storage. The third bedroom is another generous double with dual aspect light and built in storage. The fourth bedroom is a smaller double with storage also. The shower room hosts a toilet, basin, storage cabinets and shower cubicle with modern tiling.

The garden is low maintenance, being mainly patio with some hedging to the front and benefitting from side access. There is a gravelled driveway for multiple vehicles and a shed.

The property is set in North Curry, a traditional Somerset Village hosting a primary school, church, pub & village hall whilst only being a few minutes away from the M5 and Taunton.

Tenure: Freehold  
EPC: E  
Council tax band: E



## Floor Plan



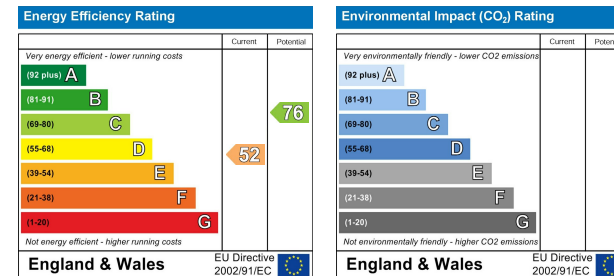
## Viewing

Please contact our Sales Office on 01278 554333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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