



Batts Meadow, North Petherton  
£520,000



- Executive, family home!
- Modern, high spec finish!
- 4 double bedrooms!
- 2 ensuites & a family bathroom!
- Ample living space!
- High spec kitchen / diner!
- Big plot and rear garden!
- Double garage & driveway!
- Gas central heating!
- Double glazing throughout!

**Hall**  
9'1" x 11'1" (2.77m x 3.38m)

**WC**  
3'4" x 4'11" (1.04m x 1.52m)

**Living Room**  
12'0" x 24'3" (3.67m x 7.40m)

**Kitchen / Diner**  
21'3" x 13'3" (max) (6.50m x 4.05m (max))

**Utility**  
7'2" (min) x 5'6" (2.20m (min) x 1.68m)

**Study**  
11'10" (max) x 8'2" (max) (3.62m (max) x 2.50m (max))

**Stairs & Landing**  
9'2" x 9'10" (2.80m x 3.02m)

**Bedroom 1**  
11'10" x 14'7" (3.61m x 4.46m)

**Walk-In-Wardrobe**

**En-Suite 1**

**Bedroom 2**  
12'2" (min) x 9'8" (3.73m (min) x 2.96m)

**En-Suite 2**

**Bedroom 3**  
11'10" x 9'4" (3.61m x 2.87m)

**Bedroom 4**  
9'5" x 7'7" (2.89m x 2.32m)

**Family Bathroom**  
8'4" (max) x 9'1" (max) (2.55m (max) x 2.79m (max))

**Double Garage**  
19'11" x 20'4" (6.09m x 6.21m)





Presenting this high spec, spacious, executive, family home!

The property comprises a hall under-stairs storage and WC with toilet & basin. A spacious living room with dual aspect light, French doors leading onto the rear garden and double doors into the kitchen/diner. A high-spec kitchen/diner with ample unit & worktop space, breakfast bar, a range of appliances, 1&1/2 sink, under-unit lighting, spotlighting, well proportioned dining area and French doors to the rear garden. A utility with worktop & unit space, side door and washing machine. And, a good sized study overlooking the front.



Upstairs hosts a landing. A spacious master bedroom with dual aspect windows, walk-in-wardrobe and modern en-suite with basin, double sized shower cubicle and toilet. A second double bedroom with a second, modern, en-suite shower room. A third double bedroom, overlooking the front. And a fourth bedroom which can host a double bed if needed. A four piece family bathroom with shower cubicle, bath, toilet & basin with vanity storage.

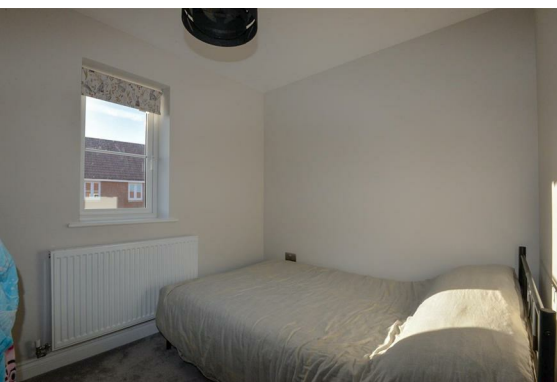


The front garden hosts lawn, border with plants and a path to the front door. The rear garden is generously sized with patio, lawn and side access. There is a double garage with power, light and double driveway in front.

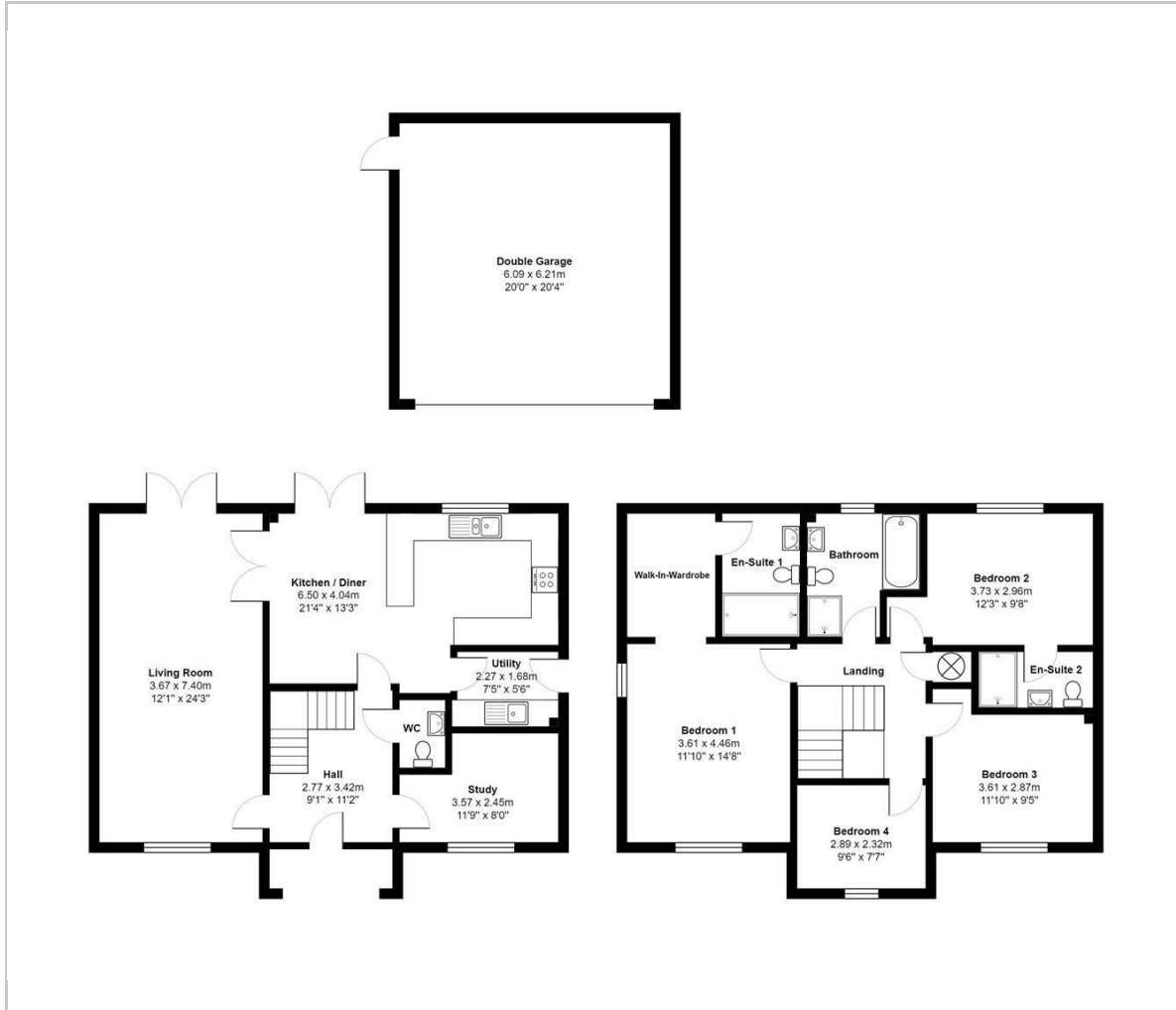
North Petherton hosts a primary school, shops, pubs, park, rural walks and more amenities.

The property is a short drive away from M5 and driving distance from Bridgwater or Taunton town centre.

Tenure: freehold  
EPC rating: B  
Council tax band: E



## Floor Plan



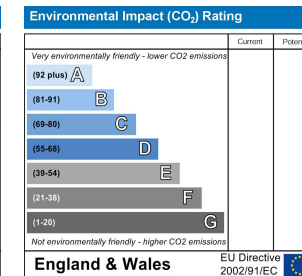
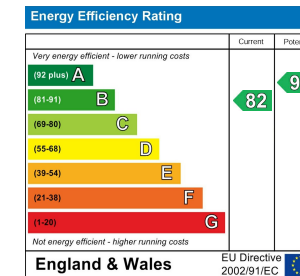
## Viewing

Please contact our Lettings 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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