

for sale

offers in excess of **£325,000**



## Northwood Close Monkton Heathfield Taunton TA2 8SU

A fine example of a **DOUBLE FRONTED** detached contemporary home with a range of alluring **FINISHING TOUCHES**, including **THREE BEDROOMS**, a wrap-around garden, detached garage and ample off-road parking, all within a **TUCKED-AWAY** cul-de-sac and available with the advantage of no onward chain.



# Northwood Close Monkton Heathfield Taunton TA2 8SU

## Front Door

Leading to...

## Entrance Hall

Integrated welcome mat. Tiled floor. Radiator.

## Lounge

18' 7" x 10' 5" ( 5.66m x 3.17m )

Double glazed window to front. Double glazed double doors to rear opening onto the patio. Radiators.

## Kitchen / Diner

18' 8" x 9' 1" ( 5.69m x 2.77m )

Double glazed windows to front and rear. Radiators. High

specification kitchen comprising a range of wall and base-mounted units with quartz work surfaces including a one and a half bowl sink and drainer with mixer tap, integrated electric oven with gas hob, splashback and cooker hood over. Integrated fridge/freezer. Inset lighting. Measurements exclude a useful under stairs cupboard.

## Utility Room

6' 6" x 5' 4" ( 1.98m x 1.63m )

Obscured double glazed window to rear. Radiator. The Utility is equipped with a range of wall and base-mounted units with Quartz work surface. Plumbing for an automatic washing machine. The wall-mounted boiler is neatly housed within the wall unit.

## Cloak Room



Suite comprising low level W.C, pedestal wash hand basin with mixer tap and splashback tile. Radiator. Extractor fan.

### First Floor Landing

Attic hatch. Double glazed window to rear. Radiator. Built-in cupboard.

### Main Bedroom

18' 8" max into wardrobe x 10' 6" ( 5.69m max into wardrobe x 3.20m )

Double glazed windows to front and rear. Radiators. Triple built-in wardrobe with interconnecting mirror fronted panels.

### En Suite Shower Room

Suite comprising low level W.C, pedestal wash hand basin with mixer tap. Twin shower cubicle with integral shower. Obscured double glazed window to front. Radiator.

### Bedroom Two

10' 8" x 8' 5" plus recess. ( 3.25m x 2.57m plus recess. )

Double glazed window to front. Radiator.

### Bedroom Three

9' 1" x 7' 8" ( 2.77m x 2.34m )

Double glazed window to rear. Radiator.

### Family Bathroom

Suite comprising low level W.C, pedestal wash hand basin with mixer tap, bath with mixer tap, obscure double glazed window to front, heated towel rail, inset lights and extractor fan. Partial tiling.

### Rear Garden

Fantastic wrap-around garden laid primarily to lawn, with an impressive patio. Gated side pedestrian access.

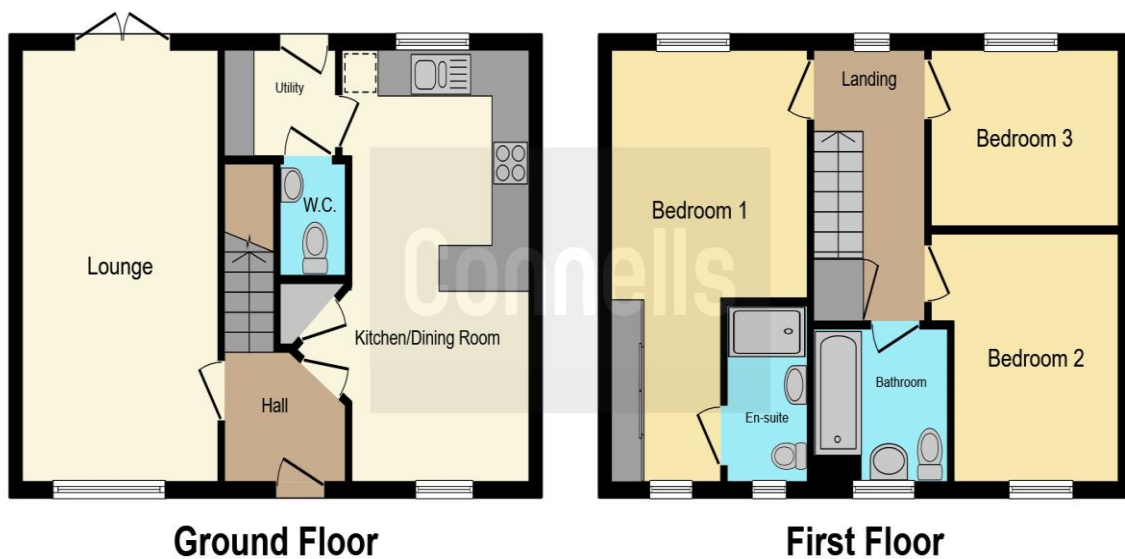
### Garage

A detached garage with up and over door, power and light, located alongside the property.

### Parking

Off-road parking provision for numerous vehicles.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### directions to this property:

At Wickes roundabout head North over the O'Bridge flyover. At the next roundabout take the third exit right onto Priorswood Road. Continue along to the next roundabout and take the second turning signposted Monkton Heathfield. Turn left onto Yallands Hill and continue through the village for approximately 1 mile. At the roundabout take the first exit into Hartnells Farm and follow the road into the estate where Northwood Close will be located on the right.

To view this property please contact Connells on

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311597 - 0010

**Tenure:** Freehold

**EPC Rating:** B

**view this property online** [connells.co.uk/Property/TTN311597](http://connells.co.uk/Property/TTN311597)



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