

for sale

£375,000



## Lion D'Angers Wiveliscombe Taunton TA4 2PN

This wonderful family home is located in the popular village of WIVELISCOMBE and boasts **FOUR BEDROOMS**, driveway parking and **GARAGE**. The property is **EXCELLENTLY PRESENTED** and includes a stunning **REFITTED KITCHEN** and bathroom suites. **Must be viewed!**



# Lion D'Angers Wiveliscombe Taunton TA4 2PN

## Front Door

Leading into...

## Entrance Porch

Internal door through to the...

## Lounge

13' 7" x 12' 8" ( 4.14m x 3.86m )

A generous reception room with television point, wall-mounted radiator and window to front aspect. Stairs rising to the first floor. Open through to the...

## Kitchen / Diner

17' 4" x 10' 5" ( 5.28m x 3.17m )

A beautifully presented refitted kitchen featuring wall and base units including a freestanding island. Composite work surfaces incorporating a sink with drainer and gas hob. Built-in appliances include AEG oven, AEG microwave and dishwasher. Recess for a fridge/freezer. Double doors to the rear garden. Window to rear aspect.

## Utility / W C

Low level WC, wash hand basin and window to side aspect.



## First Floor Landing

Loft hatch with fitted ladder. Doors to all bedrooms and the Bathroom

### Bedroom 1

12' 5" x 8' 8" ( 3.78m x 2.64m )

Built-in wardrobes, wall-mounted radiator and window to rear aspect. Door to the...

### En Suite

A stylish refitted suite comprising shower cubicle, low level WC and wash hand basin. Window to rear aspect.

### Bedroom 2

10' 7" x 8' 7" ( 3.23m x 2.62m )

Built-in wardrobes, wall-mounted radiator and window to rear aspect.

### Bedroom 3

10' x 6' 1" ( 3.05m x 1.85m )

Wall-mounted radiator and window to front aspect.

### Bedroom 4

7' 9" x 6' 10" ( 2.36m x 2.08m )

Wall-mounted radiator and window to front aspect.

## Bathroom

A further beautifully presented white suite comprising bath with mixer taps and shower over, low level WC and wash hand basin. Wall-mounted heated towel rail. inset spotlights and window to front aspect.

## Front Garden

A small garden laid to lawn.

## Rear Garden

A generous rear garden laid to patio and lawn. Wooden storage shed.

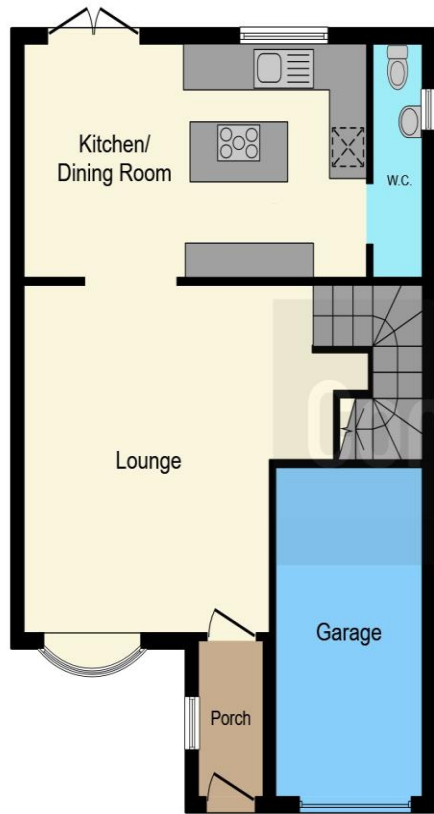
## Garage

Integral single garage with up and over door to front.

## Parking

Driveway parking to the front of the garage.





**Ground Floor**



**First Floor**

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**directions to this property:**

From Taunton at the Cross Keys roundabout, head West through the village of Norton Fitzwarren and continue onto Wiveliscombe. On entering the village, take the third exit at the roundabout onto Nordens Meadow. Turn left and continue onto Lion D'Angers where the property will be located on the left hand side.

To view this property please contact Connells on

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN311700 - 0001

**Tenure:** Freehold

**EPC Rating:** D

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