

for sale

offers in excess of **£450,000**



Creechberry Orchard TAUNTON TA1 2EX

A rare and exciting opportunity to acquire a **FOUR BEDROOM DETACHED FAMILY HOME** with self-contained **ATTACHED ANNEX** and commanding an impeccable cul-de-sac position with an attractive **CORNER PLOT**. Conveniently located for the county town centre and superb links to the M5 motorway. **VIEWING ESSENTIAL!**



Creechberry Orchard TAUNTON TA1 2EX

Front Door

Leading to...

Entrance Hall

Radiator. Built-in storage cupboard.

Cloak Room

Suite comprising low level W.C and pedestal wash hand basin with splash back tiles. Obscure double glazed window to side. Heated towel rail.

Lounge

15' 1" x 12' 11" (4.60m x 3.94m)

Tripple glazed window to front. Radiators. Feature fireplace.

Kitchen / Diner

19' 2" x 10' 1" (5.84m x 3.07m)

Tripple glazed window to side and double glazed door to side opening into the garden. Further double glazed window to rear. Radiator. Equipped with a comprehensive range of wall and base-mounted units with roll top work surfaces, including a one and a half bowl sink and drainer with mixer tap. Integrated electric oven with separate gas hob with cooker hood over. Further integrated appliances include fridge/freezer, dishwasher and washing machine.

Utility / Porch

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

Double glazed window to rear. Double glazed door providing front access. Radiator. Roll top work surface and base-mounted units.



Obscure double glazed door through to the...

Annex

Annex Hallway

Recessed cupboard housing the electric boiler.

Annex Living Area / Kitchen

18' x 10' 3" (5.49m x 3.12m)

Dual aspect double glazed windows to front and side with double glazed double doors opening to outside. Electric Heater. The kitchen is equipped with a range of wall and base-mounted units with roll top work surfaces including a sink and drainer with mixer tap. Recesses include an electric cooker point. Inset lighting.

Annex Bedroom

10' 8" x 9' 2" (3.25m x 2.79m)

Double glazed window to front. Electric Heater.

Annex Shower Room

Suite comprising low level W.C, wash hand basin with mixer tap and vanity cupboard, twin shower cubicle with integral shower, electric heated towel rail, inset lighting extractor fan and partial tiling.

First Floor Landing

Attic hatch.

Main Bedroom

11' 9" x 9' 5" max, plus wardrobes (3.58m x 2.87m max, plus wardrobes)

Tripple glazed window to front. Radiator. Quadruple recessed wardrobes. Archway through to the...

En Suite Shower Room

Suite comprising wash hand basin with mixer tap and vanity cupboard, shower cubicle with integral shower. Obscure double glazed window to side. Radiator. Shaver point. Partial-tiling.

Bedroom Two

10' 9" into wardrobe x 10' 2" max, plus cupboard (3.28m into wardrobe x 3.10m max, plus cupboard)

Tripple glazed window to side. Radiator. Recessed over stairs cupboard. Quadruple built-in wardrobes.

Bedroom Three

9' 3" max x 7' 8" max (2.82m max x 2.34m max)

Tripple glazed window to front. Radiator.

Bedroom Four

8' 2" x 7' 11" max (2.49m x 2.41m max)

Tripple glazed window to side. Radiator.

Bathroom

Suite comprising low level W.C, wash hand basin with mixer tap and vanity cupboard. Obscure double glazed window to side. Twin shower cubicle with integral shower. Heated towel rail.

Garage

Located adjacent to the property in a rank of four garages, with roll up door, power and light.

Parking

A designated hard standing space in front of the garage for one car.

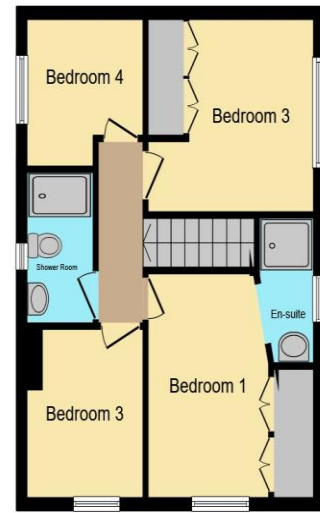
Outside

A fabulous wrap-around walled garden, laid to a combination of patio, stone chippings, lawn and four grass. The garden is also





Ground Floor



First Floor

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.

To view this property please contact Connells on

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Property Ref: TTN311750 - 0011

Tenure: Freehold

EPC Rating: Awaited

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