

for sale

offers in the region of **£280,000**



Darby Way Bishops Lydeard Taunton TA4 3BB

A BEAUTIFULLY PRESENTED family home in the popular village of BISHOPS LYDEARD. Features include TWO RECEPTION ROOMS, an extended Kitchen/Diner, UTILITY/SHOWER ROOM and an attractive rear garden. Further benefitting from a REFITTED BATHROOM, spacious bedrooms and DRIVEWAY PARKING. View now!



Darby Way Bishops Lydeard Taunton TA4 3BB

Front Door

Leading into...

Entrance Hall

Stairs rising to the first floor and doors leading to the reception rooms on either side.

Lounge

17' 2" x 11' 3" (5.23m x 3.43m)

The reception room to the left is a generous Lounge with a beautiful log burning stove, television point, telephone point and wall-mounted radiator. Window to front aspect.

Dining Room / Lounge 2

16' 10" x 11' 5" (5.13m x 3.48m)

A second large and versatile room currently used as an additional Lounge. Features include an ornamental fireplace, under-stairs cupboard and wall-mounted radiator. Window to front aspect. Door through to the...

Kitchen / Diner

The property has been previously extended and boasts a fantastic L-shaped Kitchen/Diner where the dining area can also double up as a Snug/Garden Room. The room features three large velux windows which flood the room with natural light, two to the rear aspect from the dining area and one to the side aspect from the kitchen area.

Dining Area

12' 4" x 7' 5" (3.76m x 2.26m)



Window to rear aspect and both patio doors and a single door to the rear garden.

Kitchen Area

14' 9" x 6' 6" (4.50m x 1.98m)

The Kitchen itself is beautifully appointed and features a generous range of fitted wall and base-mounted units. Solid wood worktops incorporating a sink with drainer. Electric Rangemaster cooker with integrated 5-ring hob. Further recesses for a dishwasher and tall fridge/freezer. Additional features include USB sockets, spotlights and a window to side aspect. There is a side door which leads to a shared alley between the property and the neighbouring property. Door through to the...

Shower Room / Utility

Suite comprising a corner double shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Recesses and plumbing for an automatic washing machine and dryer. Additional features include a wall-mounted heated towel rail, tiled flooring and a window to side aspect.

First Floor Landing

Airing cupboard housing the boiler. Window to rear aspect. Loft hatch with fitted ladder leading to a very large loft split into two loft rooms. These versatile rooms have excellent potential for further conversion subject to the necessary consents. Doors from the landing to all bedrooms and the Bathroom.

Bedroom 1

13' 10" x 11' 3" (4.22m x 3.43m)

A large double bedroom with built-in cupboard, wall-mounted radiator and window to front aspect.

Bedroom 2

11' 3" x 10' 1" (3.43m x 3.07m)

A second double bedroom with wall-mounted radiator and window to front.

Bedroom 3

7' 8" x 6' 8" (2.34m x 2.03m)

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

Bathroom

The stunning refitted bathroom is fully tiled and features a white suite comprising a bath with rainfall shower over, low level WC and pedestal wash hand basin. Spotlights, wall-mounted radiator and window to rear aspect.

Front Garden

A small garden laid to bark chippings enclosed with picket fencing. A small gate separates the garden from the driveway.

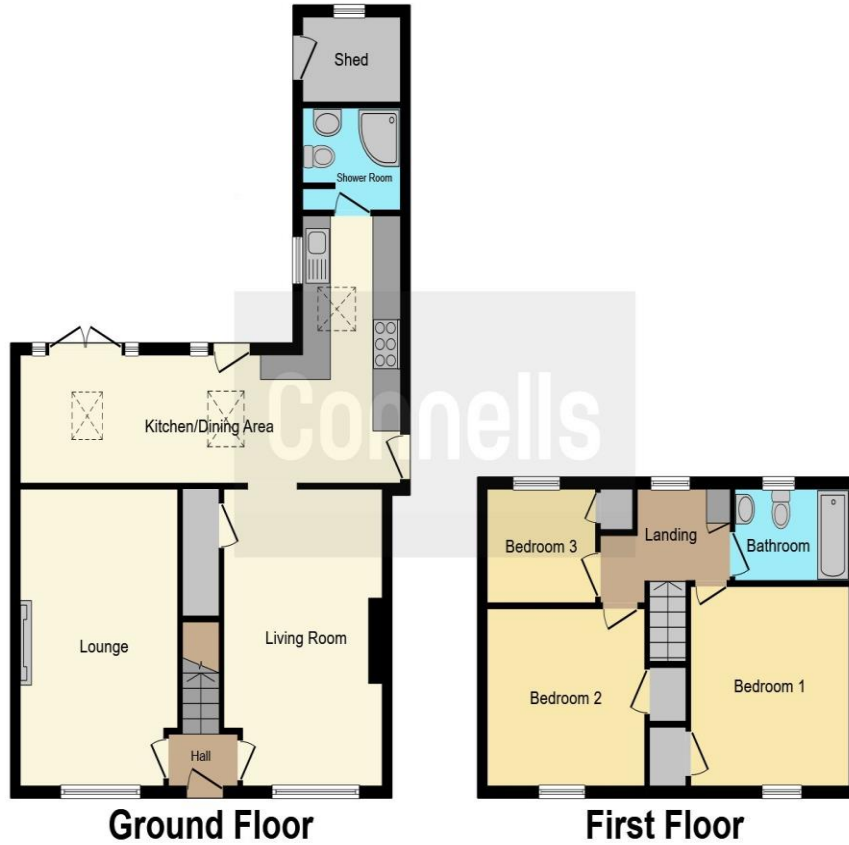
Rear Garden

Another real feature of this excellent property is the low maintenance private garden. Features of the garden include a large patio, greenhouse, external tap and a large brick shed attached to the back of the property.

Parking

Generous driveway parking to the front of the property for multiple cars.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

directions to this property:

At the Cross Keys Roundabout head north on the A358 signposted for Minehead. At the next roundabout take the second exit to continue along the A358. Turn right onto Taunton Road and turn right again at the end of this road to join Mount Street. Pass through Bishops Lydeard and Darby Way will be identified on the edge of the village.

To view this property please contact Connells on

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 TAUNTON TA1 3PR

Property Ref: TTN311764 - 0003

Tenure: Freehold

EPC Rating: D

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