



**Connells**

The Retreat -  
Norton Fitzwarren TAUNTON



## Property Description

Connells are delighted to offer to the market this beautifully presented detached bungalow in the heart of Norton Fitzwarren. The property occupies an enviable, south-facing plot and is within easy walking distance of amenities such as a Co-Op shop, doctors surgery and pharmacy. In brief the accommodation comprises entrance porch, entrance hall, refitted kitchen, lounge, conservatory, utility room, bathroom, three bedrooms and a generous loft room. To the front is ample driveway parking for an estimated 4 cars and a single garage. To the rear is an attractive south-facing garden laid to patio, decking and lawn. Early viewing advised!

## Front Door

Leading into...

## Entrance Porch

Dual-aspect windows to the front and side. Internal door through to the...

## Entrance Hall

A long through-hall with two wall-mounted radiators. Doors to the Kitchen/Breakfast Room, Utility, Bathroom and Bedrooms 1-3.

## Kitchen / Breakfast Room

14' 2" x 12' 3" ( 4.32m x 3.73m )

A stunning refitted Kitchen with a generous range of wall and base units. Built-in dishwasher, microwave and fridge/freezer. Work surfaces incorporating a sink with drainer and a recess for the Cookmaster oven. Window to side aspect and UPVC French doors to the rear garden. Double doors to the...

## Lounge

19' 1" x 9' 7" ( 5.82m x 2.92m )

A very generous Lounge with television point, two wall-mounted radiators, a large window to rear aspect and a second window to the side aspect. Door to the Conservatory.

## Conservatory

A UPVC double-glazed construction with a wall-mounted radiator and single door to the rear garden.

## Utility Room

A versatile and useful room with recesses and plumbing for an automatic washing machine and tumble dryer. Window to side aspect and single door leading out to the side of the property.

## Bathroom

An immaculate white suite comprising bath, separate corner shower cubicle, low level WC and pedestal wash hand basin. Additional features include a wall-mounted heated towel rail, shaver point and full tiling. Window to side aspect.

## Bedroom 1

10' 5" x 10' 3" ( 3.17m x 3.12m )

Wall-mounted radiator and window to front aspect.

## Bedroom 2

11' 8" x 7' 3" ( 3.56m x 2.21m )

Wall-mounted radiator and window to front aspect. Built-in storage cupboards and stairs rising to the Loft Room.

## Bedroom 3

10' 2" x 9' 5" ( 3.10m x 2.87m )

Wall-mounted radiator and window to side aspect.

## Loft Room

17' 8" x 10' 7" ( 5.38m x 3.23m )

A generous and versatile room offering further potential for conversion subject to any necessary planning consents. Features include built-in storage cupboards, a wall-mounted radiator, velux window to rear aspect and a second window to side aspect.

## Rear Garden

The attractive and generous rear garden is primarily laid to patio, decking and lawn with mature shrubs and bushes throughout. The garden benefits from excellent privacy and has a sunny south-facing aspect. Outside lighting and wooden storage shed.

## Garage

A single garage with up and over door to front.

## Parking

Ample driveway parking for multiple cars with a fitted security light.









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](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/TTN311950](http://connells.co.uk/Property/TTN311950)**

**directions to this property:**

At the Cross Keys roundabout head west on the B3227 signposted for Norton Fitzwarren. The property will be located on the left hand side midway through the village, identified by a Connells For Sale sign.

**EPC Rating: Awaited**

Tenure: Freehold



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