

for sale

£145,000



## Little Acre Park Station Road Norton Fitzwarren Taunton TA2 6RF

**NO ONWARD CHAIN!** A beautifully presented PARK HOME boasting TWO BEDROOMS, allocated parking and a stunning SHOWER ROOM. Part of a small development of only SIX HOMES. Additional features include a PRIVATE GARDEN, gas central heating and excellently appointed Kitchen. View now!





# Little Acre Park Station Road Norton Fitzwarren Taunton TA2 6RF

## Front Door

Leading into...

## Entrance Hall

Wall-mounted radiator. Doors to the Shower Room and both bedrooms. Open through to the...

## Kitchen

A beautifully appointed shaker-style kitchen with a range of fitted wall and base units. Roll-edge work surfaces incorporating a sink with drainer and gas hob with cooker hood over. The generous offering of fitted appliances includes fridge, freezer, washer/dryer and electric oven. Additional features include a wall-mounted

radiator, metro-tiled splashbacks and sliding doors to the side aspect. Window to side aspect plus a velux window to the same side aspect.

## Lounge

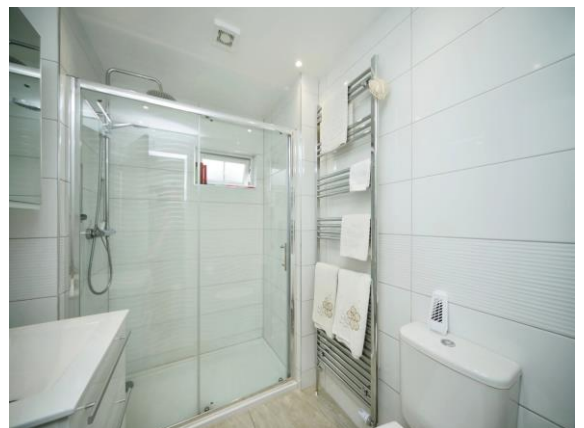
11' x 9' 3" ( 3.35m x 2.82m )

A well-appointed reception room with a large bay window to front aspect and picture window to side. Fireplace with fitted electric fire. Television point and wall-mounted radiator.

## Bedroom 1

11' 11" max x 8' 9" ( 3.63m max x 2.67m )

A good size double bedroom with ample fitted wardrobes and storage over. Television point, wall-mounted radiator and window to side aspect.



## Bedroom 2

7' 7" x 5' 6" ( 2.31m x 1.68m )

A single bedroom with wall-mounted radiator and window to side aspect.

## Shower Room

The stunning shower room is presented in as-new condition and boasts a large walk-in shower cubicle with rainfall shower over, low level WC and wash hand basin. Double-door mirrored cupboard with shaving point and light over. Further features include a wall-mounted heated towel rail, extractor fan. spotlights, tiling and a window to side aspect.

## Outside

The property benefits from a private and sunny garden primarily laid to lawn. A patio slab pathway runs the circumference of the property and there are pedestrian gates on each side. A brick shed houses the gas bottles for the property and a metal storage shed benefits from connected power.

## Parking

A wide allocated parking space next to the property.







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)

#### directions to this property:

From the Cross Keys roundabout head east signposted for Norton Fitzwarren. Turn left after the shops onto Station Road. Follow the road all the way down to the end where the site will be located on the right hand side identified by a Connells For Sale sign.

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

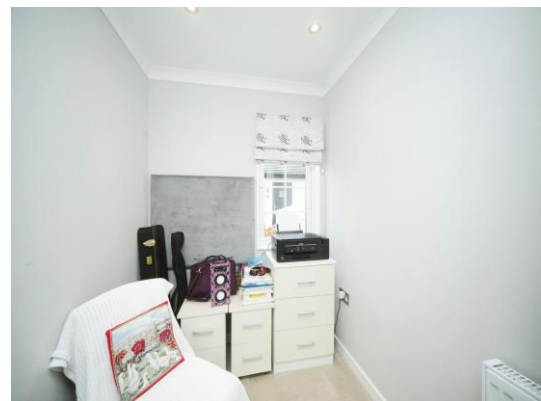
Property Ref: TTN312042 - 0008

**Tenure:**

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/TTN312042](http://connells.co.uk/Property/TTN312042)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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