

for sale

offers in excess of **£450,000**



Cole Close Cotford St. Luke Taunton TA4 1NZ

NO ONWARD CHAIN! This executive, **DETACHED FAMILY HOME** is located in the popular village of **COTFORD ST LUKE** which offers **LOCAL AMENITIES**, public parks and **SURROUNDING COUNTRYSIDE**. Features include **FIVE BEDROOMS**, a large rear garden, **DOUBLE GARAGE** and open plan Kitchen /Diner/Family Room. View now!

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Front Door

Leading into...

Entrance Hall

Stairs rising to the first floor. Doors to the Cloakroom, Lounge and Kitchen / Diner / Family Room.

Cloakroom

Refitted low level WC and wash hand basin with cabinet storage. Wall-mounted radiator and extractor fan.

Lounge

17' 4" x 11' 10" (5.28m x 3.61m)

A generous reception room offering versatility to accommodate many types of furniture suites. Features include a fireplace, television point, wall-mounted radiator and window to front aspect. Double doors through to the...

Dining Room

11' 10" x 10' 2" (3.61m x 3.10m)

Wall-mounted radiator. Doors to the Kitchen / Diner / Family Room and the Conservatory.

Conservatory / Sun Room

14' 1" x 11' 2" (4.29m x 3.40m)

A fantastic additional reception room with excellent views to the rear garden. Wall-mounted radiator and electric fire. Door to the rear garden and open to the...



Kitchen / Diner / Family Room

22' 7" max x 17' 1" max (6.88m max x 5.21m max)

The Kitchen/Diner/Family Room really is the 'hub' of the home and is well-suited to larger families and entertaining guests. There is a large Dining/Living space featuring windows to the rear and side aspects and a wall-mounted radiator. The open plan room flows into the kitchen which has a range of fitted wall and base units. Worktops incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric double oven and dishwasher. Tiled splashbacks and window to rear aspect. Door to the Utility Room.

Utility Room

Additional wall and base units plus worktops with a second sink and drainer. Wall-mounted gas boiler and radiator. Recess for an automatic washing machine. Generous under-stairs storage cupboard. Single doors to the rear of the garage and out to the side of the property.

First Floor Landing

A spacious landing giving access to all five bedrooms and the bathroom. Loft hatch and airing cupboard.

Bedroom 1

16' 1" x 15' 1" (4.90m x 4.60m)

The principle bedroom is the first of five generous double bedrooms, all with fitted storage. Features include a wall-mounted radiator, window to front aspect and door to the...

En Suite

Refitted suite comprising shower cubicle with wall-mounted shower over, low level WC and wash hand basin with cabinet storage. Wall-mounted radiator and window to front aspect.

Bedroom 2

14' 4" x 11' 10" (4.37m x 3.61m)

Fitted wardrobes, wall-mounted radiator and window to front aspect.

Bedroom 3

13' 4" x 11' 10" (4.06m x 3.61m)

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

Bedroom 4

10' 8" x 10' 8" (3.25m x 3.25m)

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

Bedroom 5

9' 8" x 7' 10" (2.95m x 2.39m)

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

Bathroom

The generous bathroom features a suite comprising bath with mixer taps, shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Wall-mounted radiator and window to side aspect.

Front Garden

An attractive lawned area next to the driveway with hedgerow borders.

Rear Garden

A real feature of this wonderful family home is the large rear garden which is primarily laid to lawn and patio seating areas with flowerbeds and mature bushes/shrubs. Side gate leading to the front of the property.

Garage





Ground Floor

First Floor

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 proceed on the A358 towards Minehead past Norton Manor camp and turning left at the Cotford St Luke roundabout and proceed into the village. Take the third exit at the roundabout onto Graham Way, proceeding down the hill, then turn right at the roundabout into Manning Road Turn left into Burge Crescent and then take the second right into Cole Close.

To view this property please contact Connells on

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Property Ref: TTN304837 - 0005

Tenure: Freehold

EPC Rating: C

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