

for sale

offers in excess of **£325,000**



## Manor Park Norton Fitzwarren Taunton TA2 6SG

**NO ONWARD CHAIN!** A fantastic and **SUBSTANTIALLY EXTENDED** family home in the popular village of **NORTON FITZWARREN**. Features include a large **DINING/FAMILY ROOM**, Utility Room, **FOUR BEDROOMS** and a spacious **EN SUITE**. Garage and ample **DRIVEWAY PARKING**. Viewing is essential!



# Manor Park Norton Fitzwarren Taunton TA2 6SG

## Front Door

Leading into...

## Entrance Hall

Stairs rising to the first floor. Telephone point and wall-mounted radiator. Door through to the...

## Lounge

14' 3" x 14' 1" ( 4.34m x 4.29m )

A generous L-shaped room featuring a television point, wall-mounted radiator and under-stairs recess. Window to front aspect and door through to the...

## Kitchen / Diner

17' 3" x 9' 3" ( 5.26m x 2.82m )

The kitchen features a range of fitted wall and base units with roll-edge work surfaces incorporating a sink with drainer. Recesses for a dishwasher, small fridge/freezer and freestanding gas cooker with fitted cooker hood over. Additional features include tiled splashbacks, a wall-mounted radiator and a door to the Dining/Family Room.

## Dining / Family Room

17' x 10' ( 5.18m x 3.05m )

This wonderful extension has created a generous and versatile space ideal for entertaining. Features include two large Velux windows to rear, two standard windows to the rear, a television point and wall-mounted radiator. Door to the Utility Room and double doors to the rear garden.

## Utility Room



15' 3" x 7' 5" ( 4.65m x 2.26m )

The useful utility room provides further work surfaces including a sink with drainer. Recesses for a washing machine and additional appliances such as a dryer or small fridge/freezer. Wall-mounted radiator, window to side aspect and single door out to the side of the property. Door to the garage and door to the...

### W.C. / Shower Room

Suite comprising low level WC, wash hand basin and shower cubicle. Window to rear aspect.

### First Floor Landing

Loft hatch. Airing cupboard with wall-mounted radiator. Doors to all bedrooms and the bathroom.

### Bedroom 1

11' 4" x 9' 3" ( 3.45m x 2.82m )

The principle bedroom is a generous double with dressing area featuring a double and triple wardrobe. Telephone point, two wall-mounted radiators and spotlights. Window to rear aspect. Door into the...

### En Suite

Suite comprising shower cubicle, low level WC and pedestal wash hand basin. Additional features include a wall-mounted heated towel rail, shaver point, extractor fan, spotlights and a window to front aspect.

### Bedroom 2

14' 6" x 10' 2" ( 4.42m x 3.10m )

Television point, wall-mounted radiator and window to front aspect.

### Bedroom 3

9' 3" x 8' 6" ( 2.82m x 2.59m )

Wall-mounted radiator and window to rear aspect.

### Bedroom 4

8' 4" x 6' 8" ( 2.54m x 2.03m )

Telephone point, wall-mounted radiator and window to rear aspect.

### Bathroom

A neutral white suite comprising bath with mixer taps and shower over, low level WC and wash hand basin with cabinet storage. Wall-mounted radiator, shaver point and window to rear aspect.

### Front Garden

To the front of the property is a small lawn and mature hedgerow borders.

### Rear Garden

The generous rear garden is primarily laid to patio and lawn separated by a dwarf brick wall. The patio extends to the side of the property and leads to a wooden side gate. Features include external power sockets, a tap and some mature trees/shrubs.

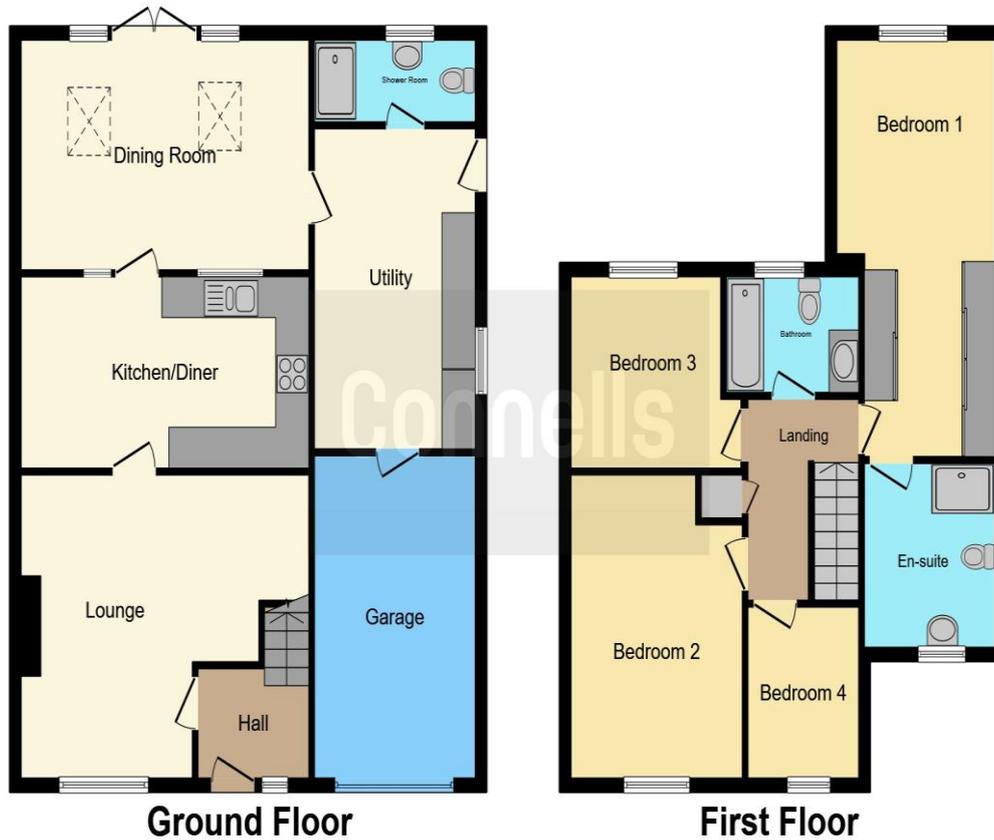
### Garage

A single integral garage with power, lighting, wall-mounted gas boiler and up and over door to front.

### Parking

Private driveway parking for 3-4 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](http://www.focalagent.com)

**directions to this property:**

Head out of Taunton in a north-westerly direction, towards the village of Norton Fitzwarren. Upon entering the village carry on past the village hall on the left hand side. Continue along for a short way and then turn right into Manor Park where the property will be located on the right hand side.

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: TTN312336 - 0006

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/TTN312336](http://connells.co.uk/Property/TTN312336)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)