

for sale

£450,000



Healys Meadow Cotford St. Luke Taunton TA4 1PB

NO ONWARD CHAIN! An incredible family home boasting **FOUR DOUBLE BEDROOMS**, a generous Kitchen/Diner/Family room and **TWO EN SUITES**. Further features include a **TANDEM DOUBLE GARAGE**, Study, **UTILITY ROOM** and **CONSERVATORY**. View now!



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Front Door

Leading into...

Entrance Hall

A generous and welcoming entrance hall with stairs rising to the first floor. Features include a cloak cupboard, under-stairs storage cupboard and wall-mounted radiator. Doors to the Lounge, Dining Room, Kitchen/Diner/Family Room, Study and Cloakroom. Alarm system control panel.

Cloakroom

Low level WC and wash hand basin. Wall-mounted radiator and extractor fan. Automatic motion sensor light.

Lounge

A good size family reception room with gas fireplace, television point and two wall-mounted radiators. Double doors to the Conservatory.

Dining Room

Wall-mounted radiator and double glazed window to front aspect.

Study

A versatile room featuring wall-mounted radiator and double glazed window to front aspect.



Kitchen / Diner / Family Room

The Kitchen/Diner/Family Room acts as a real 'hub' of the house and is well suited to a larger family and those that entertain. The Kitchen itself features a range of fitted wall and base units with work surfaces incorporating a one and a half bowl sink with drainer and induction hob, with cooker hood over. Built-in electric double oven and integrated dishwasher with further integrated fridge and integrated freezer. Tiled flooring and double glazed windows to the rear aspect. Downlighters and inset lighting. Double doors lead out to the rear garden. Door into the...

Utility Room

Additional work surfaces with a sink and drainer. Recesses for an automatic washing machine and dryer. Wall-mounted gas boiler. Door leading out to the driveway.

Conservatory

A large conservatory with Double glazed windows, electric heater, ceiling fan, tiled flooring and double doors to the rear garden.

First Floor Landing

Loft hatch leading to a part-boarded loft. Built-in airing cupboard with hot water tank and fitted shelving. Wall-mounted radiator. Doors to all bedrooms and the Bathroom.

Bedroom 1

A spacious double bedroom featuring a television point, wall-mounted radiator and window to front aspect. The bedroom flows into the...

Dressing Area

10' 8" x 5' (3.25m x 1.52m)

Double glazed window to rear, wall-mounted radiator and

spotlights. Measurements exclude a comprehensive range of built-in wardrobes with some mirror fronted panels. Door through to the...

En Suite

Suite comprising shower cubicle with wall-mounted shower over, low level WC and wash hand basin. Double glazed window to rear aspect. Extractor fan. Heated towel rail.

Bedroom 2

A second double bedroom with double wardrobe, wall-mounted radiator, double glazed window to rear aspect and door to an...

En Suite

Shower cubicle with wall-mounted shower over, low level WC and pedestal wash hand basin. Double glazed window to side aspect. Extractor fan. Heated towel rail.

Bedroom 3

Double wardrobes, wall-mounted radiator and double glazed window to front aspect.

Bedroom 4

Double wardrobes, wall-mounted radiator and double glazed window to front aspect.

Bathroom

A generous family suite comprising bath with mixer taps and shower over. separate shower cubicle with wall-mounted electric shower, low level WC and wash hand basin. Wall-mounted heated towel rail and double glazed window to rear aspect.

Rear Garden





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:

From Taunton take the A358 at the Cross Keys roundabout heading towards Minehead. After approximately two miles take the first exit at the mini-roundabout and proceed into Cotford St Luke. At the next mini-roundabout take the third exit onto Graham Way and proceed down the hill turning right onto Manning Road and your subsequent left into Burge Crescent. Shortly thereafter turn right into Healys Meadow where the property will be found straight ahead.
To view this property please contact Connells on

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TAUNTON TA1 3PR

Property Ref: TTN312442 - 0008

Tenure: Freehold

EPC Rating: C

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