



Allen Meadow Drive, Williton, Taunton, TA4 4DG

welcome to

17 Allen Meadow Drive, Williton, Taunton

Located within a modern residential development on the outskirts of Williton is this beautifully presented four bedroom detached family home constructed in 2022 by Linden Homes. The property benefits from light & airy accommodation, garage & additional parking, south facing enclosed rear garden.



Double Glazed Front Door

Leading to

Entrance Hall

With inset ceiling spotlights, built in cupboard, built in understairs cupboard, staircase rising to first floor landing, integral door to the garage/utility, doors to

Cloakroom

With low level WC, pedestal wash hand basin, radiator, inset ceiling spotlights, extractor unit.

Lounge

16' 7" x 11' 8" (5.05m x 3.56m)

A duel aspect room with double glazed windows to front and side, double glazed patio doors to garden, two radiators, feature fireplace, TV/SAT/Ethernet points with additional Ethernet link to Bedroom Four (Ethernet switch box required).

Kitchen/ Dining Room

16' 7" x 9' 9" max (5.05m x 2.97m max)

A duel aspect room with double glazed windows to front and side enjoying views of the nature area, the pond opposite and views towards Quantock Hills and West Somerset Railway, TV/SAT/Ethernet points, two radiators, inset ceiling spotlights, a range of coloured base and wall units, quartz worktop surfaces with splashbacks, inset one and half bowl stainless steel sink unit with mixer tap, inset five ring gas hob with stainless steel cooker hood over, integrated electric oven, integrated combination microwave oven, larder cupboard.

First Floor Landing

With access to roof space, radiator, built in cupboard housing the hot water cylinder, doors to

Bedroom One

16' 7" x 11' 7" (5.05m x 3.53m)

A duel aspect room with double glazed windows to front and side enjoying views towards the Quantock Hills and the West Somerset Heritage Railway, TV/Telephone points, radiator, Old Creamery Geneva wardrobes and bedside cabinets, door to

Ensuite Shower Room

Double glazed window to front, a fitted white suite comprising shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor unit, inset ceiling spotlights, shaver point.

Bedroom Two

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed window to side, radiator, TV point.

Bedroom Three

12' 4" max x 9' 1" (3.76m max x 2.77m)

Double glazed window to side with views towards Doniford Bay, Quantock Hills and West Somerset Railway, radiator, TV/SAT/Ethernet points.

Bedroom Four

10' 4" x 7' 5" (3.15m x 2.26m)

Double glazed window to side enjoying views over the nature area, radiator, Old Creamery Geneva wardrobe, TV and Ethernet point

Bathroom

Double glazed window to side, a white suite comprising panelled bath with mixer tap, fitted shower screen, pedestal wash hand basin, low level WC, heated towel rail, extractor unit, inset ceiling spotlights, part tiled surrounds, shaver point.

Outside

To the front is a small lawned garden with flower and shrub beds. To the side is a driveway offering off street parking with access to the garage and power point. To the side of the garage is a pedestrian gate giving access to the rear garden.

Opposite the property in front of the nature area are two additional private parking spaces for the property.

The enclosed south facing rear garden has been beautifully landscaped by the current owners with extra work having been carried out on the rear garden to give it more privacy and extra shrubs added to help with the screening and comprises two

large paved patios with low bricked walling, making ideal areas for alfresco dining, cedar timber garden shed, laid to lawn, flower and shrub beds, outside water tap, outside lights, personal door to garage/utility. The garden is bordered by walling and fencing.

Garage/ Utility

19' 9" x 10' 2" (6.02m x 3.10m)

With up and over door to front, personal door to the rear garden, light and power, metal shelf unit. Utility Area - A range of base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, wall mounted ideal logic gas fired boiler serving the domestic hot water and central heating systems.

Location

The property is located on the outskirts of Williton which benefits from local facilities which include two mini supermarkets, St Peters First School and Danesfield Middle School and health centre. The property is also ideally situated close to local walks & the coastal path which is ideal for the loving dog owners & walkers, The West Somerset Steam Railway Station at Williton is within walking distance of the property, which offers links to Minehead & Bishops Lydeard. The county town of Taunton lies about 15 miles to the south where a wide range of shopping, recreational facilities will be found whilst the coastal town of Minehead is about 8 miles away to the north. Williton lies between the Quantock and Brendon Hills where a wide range of country pursuits may be enjoyed and where a host of footpaths provide easy access into this highly attractive West Country scenery. The M5 may be joined at Taunton at junction 25 and a main line rail service to London Paddington is also available in the town.

Council Tax Band

D



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welcome to

17 Allen Meadow Drive, Williton, Taunton

- Outskirts of Williton - Modern Residential Development
- Detached Family Home - Four Bedrooms
- Constructed in 2022 by Linden Homes - Remainder of a 10 year NHBC Guarantee
- Integral Garage with Utility Area - Enclosed South Facing Rear Garden
- Views towards the Quantock Hills & the West Somerset Heritage Railway

Tenure: Freehold EPC Rating: B

£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106961 - 0006

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