



**FOR SALE**

**Guide Price £345,000**

**Jeffords Close**



# Norton Fitzwarren

Jeffords Close, Norton Fitzwarren

A stunning semi-detached family home presented over 3 floors, constructed in 2021 by St. Modwen Homes, boasting 4 bedrooms 1 being en-suite occupying the whole 3rd floor, this contemporary property enjoys a sitting room, a beautiful fitted kitchen/dining room, utility room, cloakroom, a superb family bathroom, double glazing, gas central heating, a stylish low maintenance landscaped fully enclosed rear garden, parking for 2 vehicles with an EV charger and a single garage, the property is situated in a much sought-after village location and still benefits from some outstanding NHBC warranty cover.







## Accommodation

Front door opening to:-

### Entrance Hall

With stairs to first-floor accommodation, radiator, ceiling light, door to:-

### Sitting Room

c.16'8 x 12'6 (5.09m x 3.82m)

With a double glazed window to the front aspect, a feature media wall with alcove and point for television, inset electric focal point fire with ambient settings and display shelves, storage cupboards and drawers either side, 2 radiators, 6 ceiling spotlights and open plan through to:-

### Kitchen/Dining Room

c.15'8 x 10'2 (4.77m x 3.09m)

With a double glazed patio doors to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer sink unit with mixer tap, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, built-in dishwasher, tiling to splash prone areas, radiator, 4 spotlights and a ceiling light, door through to:-







### Utility Room

c.6'1 x 5'11 (1.87m x 1.80m)

With a double glazed door to the side aspect, space and plumbing for a washing machine with working surface over and built-in storage cupboards, radiator, extractor fan, 2 spotlights, access to the loft space and door to:-

### Cloakroom

With a double glazed window to the side aspect, pedestal wash hand basin with tiled splash back, close coupled WC, radiator, extractor fan, wall mounted gas boiler for the hot water and central heating, 2 spotlights.

### First-Floor Landing

With a staircase to the master bedroom suite, airing cupboard housing hot water cylinder and shelving, 2 ceiling lights, doors to:-

### Bedroom 2

c.13'1 x 9'1 (3.99m x 2.77m)

With a double glazed window to the front elevation, radiator, feature decorative wooden wall panelling, ceiling light.

### Bedroom 3

c.13'9 x 7'7 (4.19 x 2.30m)

With a double glazed window to the rear elevation, radiator, ceiling light







#### Bedroom 4

c.10'6 x 8'1 (3.20m x 2.47m)

With a double glazed window to the rear elevation, radiator, ceiling light.

#### Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, shaver socket, extractor fan and 3 spotlights fittings.

#### Second-Floor Landing

With a radiator, ceiling light and door to the:-

#### Master Bedroom Suite

c.17'5 x 11'10 (5.30m x 3.61m)

With a double glazed window to the front elevation, over stairs storage cupboard, built-in wardrobe, double glazed Velux skylight window with blind, radiator, feature decorative wooden wall panelling, access to the loft space, 6, spotlights door to:-

#### En-Suite Shower Room

With a double glazed Velux skylight window, a suite comprising a fully tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan, shaver socket and 3 spotlights.





## Outside

To the front of the property there is a pathway to the front door bordered by a flowerbed housing a variety of mature shrubs, there is benefit of a small artificial grassed area, and to the side of the property there is a driveway with EV charger, providing parking for 2 vehicles, and giving access to a single garage with up and over door, power, lighting and a personal door to the rear garden, which is fully enclosed and been enhanced by a beautifully laid paved patio, this in turn gives access to an artificial lawn area and a further sunken patio, with raised gravel flowerbeds housing a mature shrubs, there is also the benefit of outside lighting, outside power and water supply.

Council Tax Band: - D

Construction: - Brick under a tiled roof with double glazing.

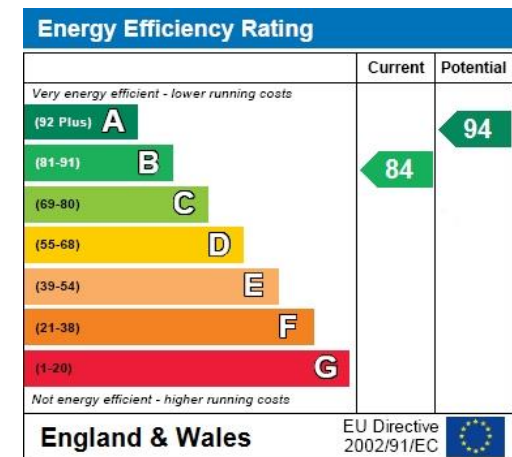
Utilities: - Mains electric, gas, water and drainage.

Flood Risk: - Surface very low, river and sea very low.

Primary School Catchment: - Norton Fitzwarren Church School.

Secondary School Catchment: - Taunton Academy.





[Directions](#)

Head out of Taunton along Greenway Road towards Minehead, at the Cross Keys roundabout go straight over and continue into the village of Norton Fitzwarren and Jeffords Close will be found on your left hand side.

**Please note the following:**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

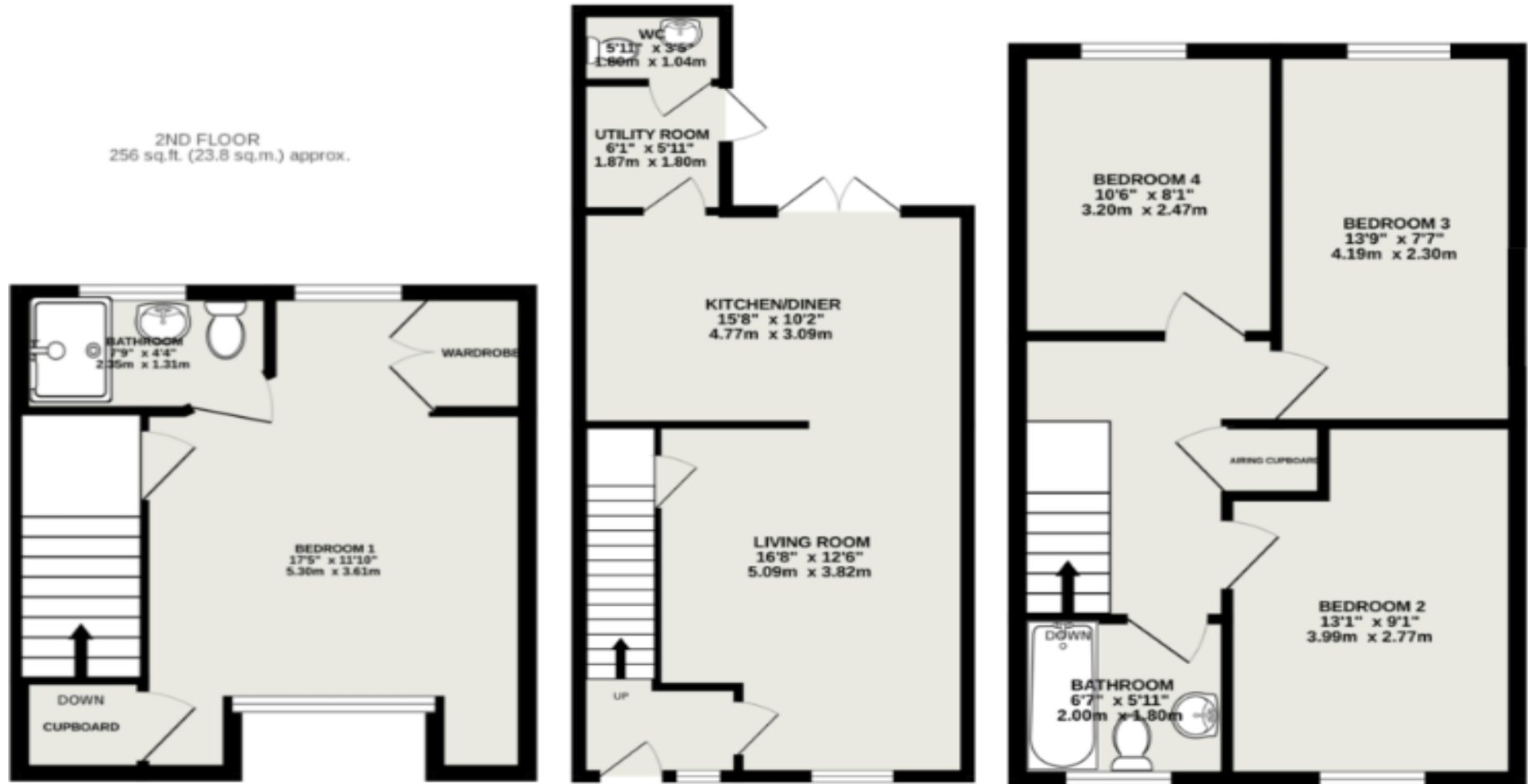


# Jeffords Close, Norton Fitzwarren

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.

2ND FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

[www.trglawrenceandson.co.uk](http://www.trglawrenceandson.co.uk)

Please respect the sellers privacy and do not make an approach by knocking on the door.

