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28 Dobree Park

28, Dobree Park, Rockwell Green, Wellington, Somerset TA21 9RX



Wellington 1.2 miles : Taunton 8.4 miles :  
M5 (j26) 3.9 miles

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## An attractive four bedroom family home on the outskirts of Wellington

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- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Conservatory
- En-suite and Family Bathroom
- Enclosed Rear Garden
- Single Garage and Parking
- Freehold
- Council Tax Band E

Guide Price £360,000

### SITUATION

28 Dobree Park is situated in this popular development which is located within approximately half a mile of the town centre of Wellington where an excellent range of shopping, recreational and scholastic facilities can be found. The M5 motorway is readily accessible within 1.5 miles of the property and the County Town of Taunton is within 6.5 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

### DESCRIPTION

This attractive family home located on the outskirts of Wellington boasts a sitting room, dining room, conservatory, kitchen/breakfast room, utility, cloakroom, 4 bedrooms, one with en-suite and a family bathroom. To the outside is an enclosed garden with a garage and parking to the front.

### ACCOMMODATION

From the covered storm porch, the part glazed front door leads to the inner door and into the hallway with stairs rising to the first floor, under stairs storage cupboard and doors leading to all rooms. The sitting room has double doors to the dining room, a window to the front and coal effect gas fire. Dining room with sliding doors to the conservatory with access to the rear garden. Kitchen/breakfast room with wall and base units, built in double oven, gas hob, space for dishwasher, one and a half bowl sink unit with window to the garden and space for dining table. Utility with space for washing machine and tumble dryer, wall mounted boiler and door to the rear and door to cloakroom with low level WC and wash hand basin.

The first floor landing leads to all rooms with airing cupboard. Master bedroom with window to the front and door leading to the

en-suite with low level WC, pedestal wash hand basin with tiled splashback and cubicle shower. Bedroom 2 with window to the rear and built in wardrobe. Family bathroom has part tiled walls with panelled bath and shower attachment over, pedestal wash hand basin and low level WC. Bedroom 4 with window to the rear and built in wardrobe. Bedroom 3 with window to the front and storage cupboard.

### OUTSIDE

The enclosed rear garden is mainly laid to lawn and boasts mature plants and flower borders with areas of patio ideal for entertaining. To the front is a single garage with parking for 2 cars and a front lawn with a hedge border.

### SERVICES

All mains services are connected with Gas central heating. This property has the benefit of ultrafast broadband (Ofcom). Mobile coverage limited inside & outside with EE, 02 Three and Vodafone (Ofcom).

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

From the traffic lights in the centre of Wellington, proceed along Fore Street passing the cinema and petrol station on your left hand side. At the next set of traffic lights in the centre of Rockwell Green proceed straight across taking the first turning on the right into Dobree Park. Follow the road round to the left and continue until No. 28 will be seen on the right hand side.



Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft  
(Excluding Garage)

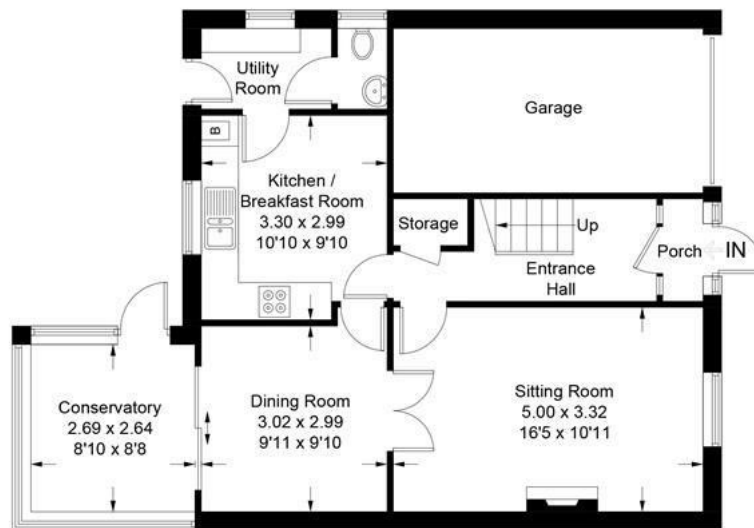
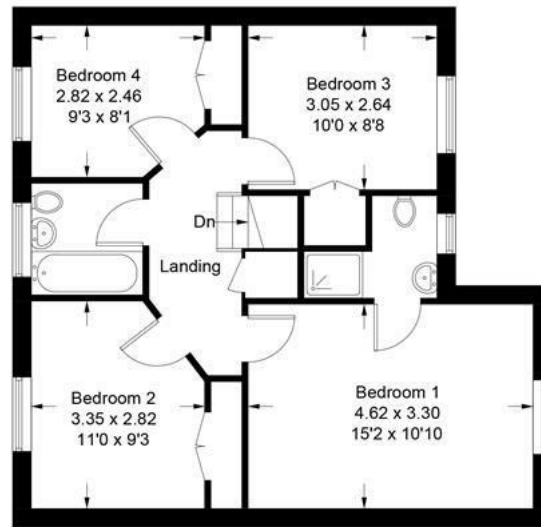
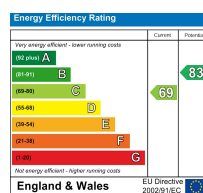


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID820649)

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