



29 Normandy Row

29, Normandy Row, Lillebonne Way, Wellington, TA21 8FD



Wellington Town Centre 0.5 miles | M5
(J26) 1.5 miles | Taunton 6.5 miles

A well appointed 4 bedroom family home on a sought after estate in Wellington

- Four Double Bedrooms
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Downstairs W.C & Utility
- Family bathroom & En Suite
- Front Garden
- South Facing Rear Garden
- Garage & Driveway
- Council Tax Band E
- Freehold

Offers In Excess Of
£415,000

SITUATION

This beautifully appointed home is situated in this popular development which is located within approximately half a mile of the town centre 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 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

29 Normandy Row benefits from UPVC double glazed windows and doors throughout. The accommodation is spacious and light, comprising of an entrance hall, kitchen/dining room, sitting room, a further reception room/office, utility and cloakroom. On the first floor are four bedrooms, including a master bedroom with en suite facilities and a family bathroom. Outside is a tarmac drive providing parking, single garage and gardens to both the front and rear.

ACCOMMODATION

Front door into the spacious entrance hall with doors to all principle rooms, cloakroom with low level WC and wash hand basin, understairs storage cupboard and stairs rising to the first floor. Door to the sitting room with french doors to the garden, a multi fuel burner and doors leading to the dining room. The dining room is a light room with further French doors to the garden, electric Velux windows, leading through to the utility with space and plumbing for a washing machine and work surfaces over. Through to the kitchen with matching wall and base units, integrated appliances including a high-level oven, electric hob with hood over, space and plumbing for a dishwasher and fridge freezer, window to front aspect. Door into the study/office with

bay window to front aspect.

Stairs to the first floor landing with an airing cupboard, loft access hatch and doors to the four double bedrooms. Master with en suite shower room, wash hand basin, w.c, double built in wardrobes and with rear aspect. Three further double bedrooms with views to the front and rear. Family bathroom with shower over, wash hand basin and low level w.c.

OUTSIDE

The property is approached from the front via a path over a lawned garden enclosed by hedging. The rear garden is south facing and is fully enclosed giving a good degree of privacy and comprises of a patio directly behind the property with steps that lead to the lawn and up to the two further patio areas. Garden shed and child's wendy house. The driveway can accommodate parking for three vehicles, with access to the single garage.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating plus multifuel stove installed. There is a annual service charge-£225. This property has the benefit of ultrafast broadband(Ofcom), Mobile coverage limited inside with O2, Three, EE & Vodafone and likely outside with O2, Three, EE & Vodafone.(Ofcom).

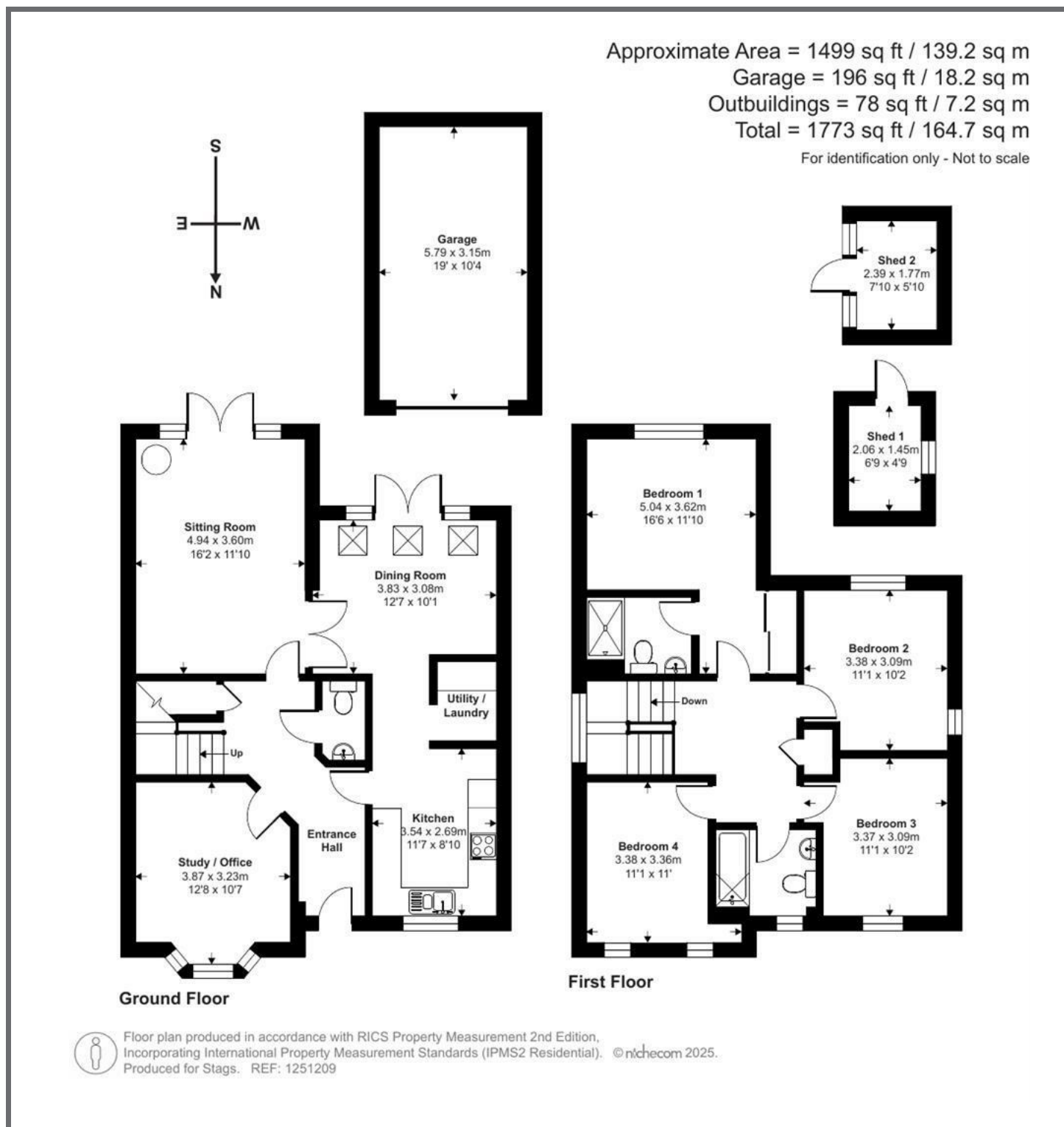
VIEWINGS

Strictly by appointment via the vendors agents, Stags of Wellington.

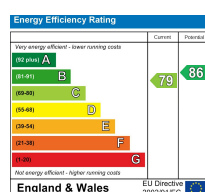
DIRECTIONS

From the town centre, head out on the Taunton Road, turning left at the first roundabout. Continue down the avenue and No. 29 can be seen on the left hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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