





90 Dragon Rise, Norton Fitzwarren, Taunton, TA2 6FB

Upon entering this charming double-fronted property, you're immediately struck by its spacious and thoughtful design, which is evident throughout. Tastefully decorated, the home boasts a bright, light-filled ambiance, complemented by ample storage options, making it an ideal family residence. The accommodation is spread across two levels. As you step through the front door, you are welcomed by a light entrance hall featuring fitted storage and a staircase that gracefully ascends to the first floor. To your left, you'll find a separate study perfect for a home office, snug, playroom, or extra family space, offering versatility to suit your lifestyle needs. Adjacent to this space is the utility/cloakroom, conveniently equipped with wall and base units, roll-edge work surfaces, a WC, and an integrated washing machine, ensuring practicality and ease of use for busy family life.

At the rear of the property, you'll find a spacious living room that features French doors leading out to a beautifully landscaped garden, complete with a charming pergola and a large patio area that's perfect for alfresco dining. The main garden is laid to lawn and surrounded by mature sleeper borders, adding to its appeal. Additionally, a 6x8 timber shed is situated at the side of the property for extra storage. The property also includes access to a double garage, which is equipped with two up-and-over doors, as well as electric power and lighting. From the entrance hallway to the right, you'll discover a stunning open-plan upgraded modern kitchen that features a sleek array of white high-gloss wall and base units, all beautifully complemented by granite work surfaces and tiled splashbacks. This well-designed kitchen includes an integrated fridge/freezer, a double oven with five-ring gas hobs, a dishwasher ensuring both style and functionality in this inviting space. The kitchen flows seamlessly into a spacious dining area, creating an ideal setting for entertaining family and friends while maintaining an open and connected atmosphere. This design allows for effortless interaction and makes gatherings feel inclusive and inviting. From the hall, a staircase ascends to the first-floor landing, providing access to the main bedroom. This inviting main bedroom boasts an en-suite shower room and generous built-in wardrobe space, perfect for keeping your belongings organised. The en-suite is equipped with a WC, a wash basin, and a spacious double walk-in shower featuring a drencher head for a luxurious experience. The second spacious bedroom offers plenty of natural light and versatile space that can be adapted to suit your needs, whether as a guest room, home office, or children's room. Bedrooms three and four are also equipped with fitted wardrobes. Completing the interior is a family bathroom that includes a WC, a wash basin, and a bath with a tiled surround and shower over.





Property Features

- Detached
- Four bedrooms
- Double garage
- Double driveway
- Three reception rooms
- Office
- Utility room
- Less than 3 miles from Taunton train station
- 5 Miles to J25 M5
- Good bus links into Taunton, Minehead and Exeter

Tenure: Freehold

Tax band: E

Services: Mains gas, water, electricity and drainage

Property location [what3words.com/flash.stays.bottle](https://www.what3words.com/flash.stays.bottle)

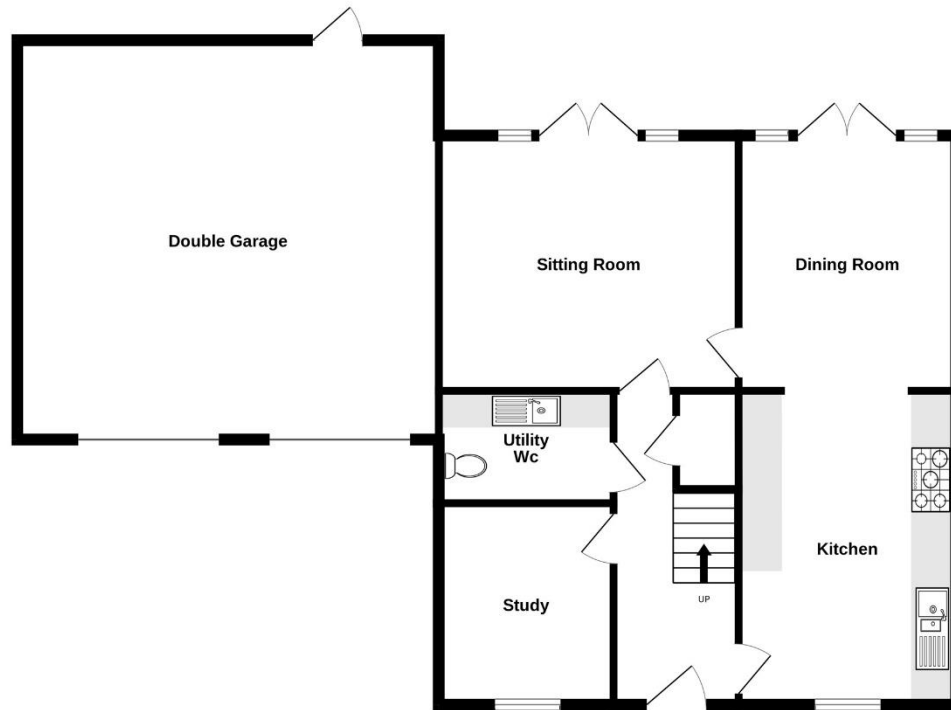
The Location

Norton Fitzwarren is a small village located in Somerset. It is situated approximately 2 miles from the town of Taunton and is surrounded by beautiful countryside. The village has a rich history dating back to the 11th century when it was known as Nortune. It was later renamed Norton Fitzwarren after the Fitzwarren family who owned the manor in the 14th century. One of the most notable landmarks in Norton Fitzwarren is the St. Mary's Church. The church dates to the 13th century and is a Grade II listed building. It has a beautiful bell tower and stained-glass windows that are a sight to behold. Norton Fitzwarren is also home to a number of small businesses and shops. The village has a post office, a convenience store, veterinary surgery and a pub which is a popular spot for locals to gather and enjoy a drink or two. The village also has a primary school, a village hall, and a sports club. The sports club offers a range of activities including football, cricket, and tennis. Overall, Norton Fitzwarren is a charming village that offers a peaceful and picturesque setting for those looking to escape the hustle and bustle of city and town life.

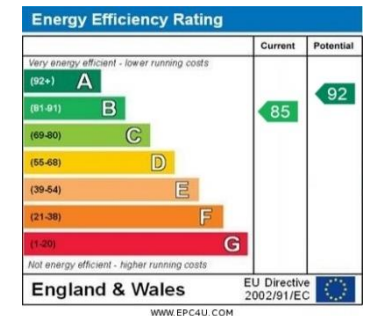
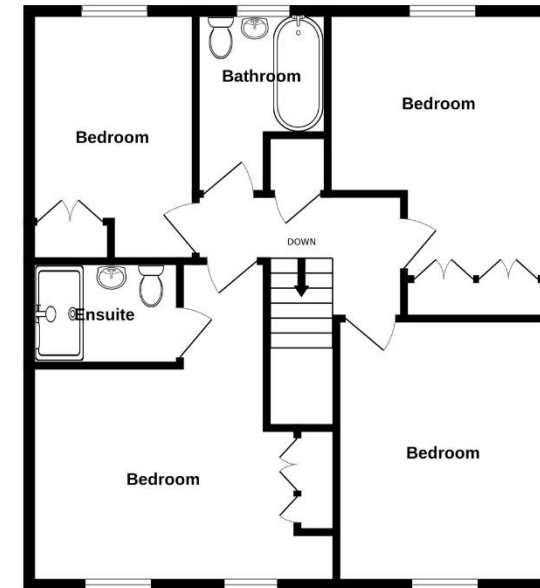


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Ground Floor



1st Floor



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	E
Asking price	£425,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	Standard
Number and types of room	4
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ FTTP(Fibre to the premises)
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice and data available with EE. Other networks limited
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	New build covenants – please ask agent for details
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	B
Including detail of any inescapable costs	Annual service charge for development