



Burge Meadow | Cotford St. Luke | Taunton | TA4 1QW

Asking Price £425,000



WILSONS

ESTATE AGENTS

The accommodation is arranged over 2 floors and as you enter the front door you are welcomed by a large entrance hallway with stairs rising to the first floor.

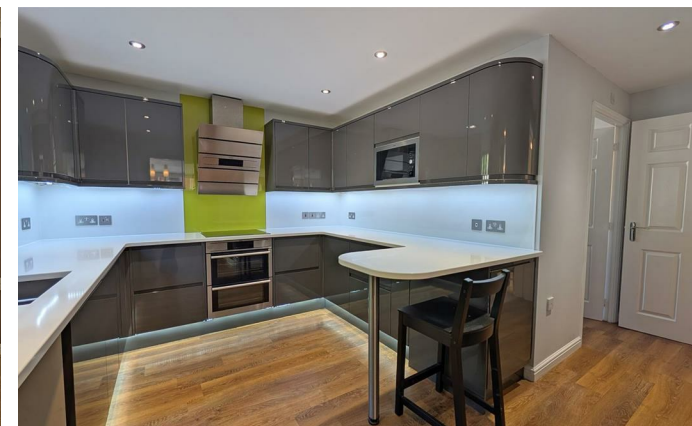
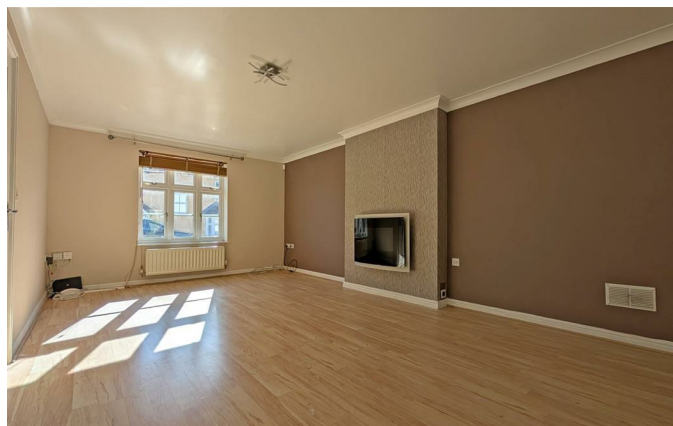
There is a large lounge with a feature fireplace and a separate dining room/office. From our perspective, the best part of this beautiful house is the wonderful modern kitchen and utility room and a superb modern, double glazed conservatory overlooking the landscaped rear garden.

The first floor has 4 double bedrooms (with 1 en suite) and a modern refitted family bath/shower room. The property benefits from double glazing, gas heating and has solar panels situated on the main roof of the house.

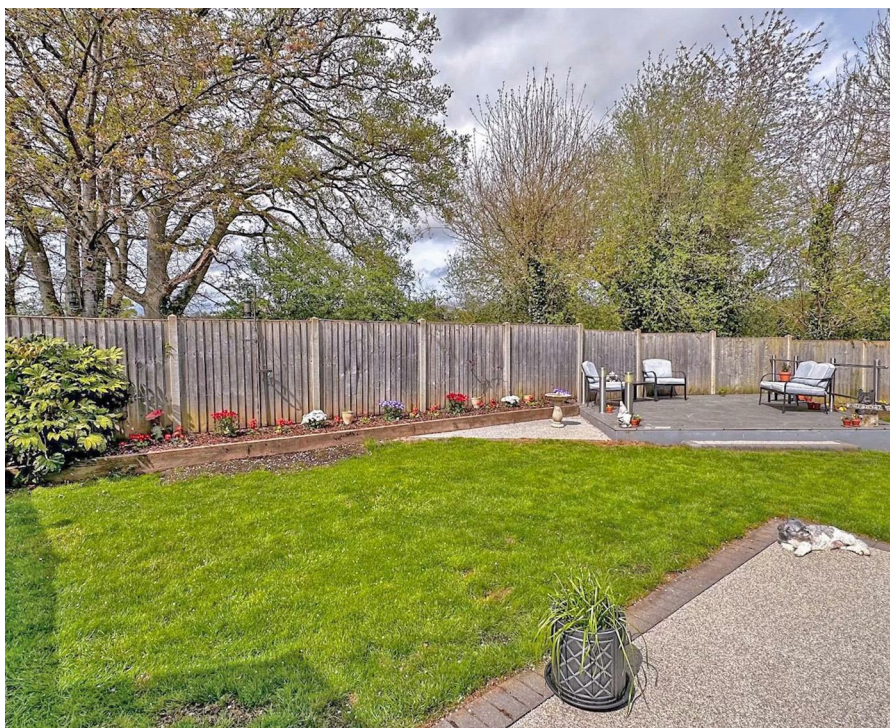
Outside there is a landscaped rear garden with 2 large patio areas (one being raised to the rear of the garden) and a concealed storage area located to one side of the double garage, as well as a driveway for multiple cars.

We strongly suggest an early viewing on this wonderful home to avoid disappointment.

- A superb modern detached family house
- Entrance hallway with cloakroom/WC. Separate dining room
- 4 bedrooms (1 en suite) and family bathroom
- Landscaped rear garden backing onto a rural aspect with 2 patios (1 raised)
- Located in the popular village of Cotford St Luke close to local shop, amenities and lovely countryside walks
- No onward chain
- Generous lounge with fireplace. Superb conservatory leading from the kitchen/breakfast room and utility room
- Double glazing and gas heating
- Double garage and driveway. 16 solar panels and EV charging point
- An excellent house in a lovely position in this popular village



Located in this ever popular village to the north west of Taunton and backing onto farmland and open spaces, we are delighted to welcome to the market this modern, detached family house with many wonderful improvements.



Sitting Room

19'1" x 11'4" (5.81m x 3.45m)

This inviting sitting room is spacious and bright, featuring a large window that fills the space with natural light. The room includes a modern, wall-mounted fireplace set against a central chimney breast, flanked by painted walls and a light wood laminate floor. Double doors lead through to the adjoining conservatory, creating a sense of openness and flow between the rooms.

Conservatory

16'10" x 14'5" (5.13m x 4.39m)

The conservatory offers a bright, airy space with a vaulted ceiling and extensive glazing that provides panoramic views and access to the rear garden. It is finished with wood-effect flooring and painted walls, making it a perfect spot to enjoy the outdoors while sheltered indoors. The room connects directly to both the sitting room and kitchen, enhancing the flow of living space.

Kitchen/Breakfast Room

11'3" x 9'8" (3.43m x 2.94m)

The kitchen/breakfast room is fitted with sleek, high-gloss grey cabinetry complemented by modern appliances, including an integrated oven and microwave. A breakfast bar extends from the worktop, offering a casual dining area. The wood-effect flooring continues here, and the room is well-lit with under-cabinet lighting and spotlights overhead, creating a contemporary and practical cooking space.

Utility Room

7'4" x 5'6" (2.23m x 1.68m)

This utility room is compact and practical, fitted with modern units and a work surface with an inset sink. A frosted door leads to the outside, allowing convenient access. The room features wood-effect flooring and a radiator, providing useful additional space for laundry and household chores.

Dining Room

11'3" x 10'12" (3.43m x 3.35m)

A formal dining room is positioned to the front of the house, accessed directly from the hall. It features a large window that fills the room with natural light, framed by light-coloured walls and a wood-effect floor. This room offers a comfortable and elegant space for dining and entertaining.

Hall

This welcoming hallway features light wood laminate flooring and neutral walls, with access to the sitting room, dining room, kitchen, and stairs to the first floor. The space includes useful storage beneath the staircase and a downstairs cloakroom with modern fittings, including a WC and wash basin.

Bedroom 1

11'3" x 10'2" (3.43m x 3.10m)

Bedroom 1 is a spacious principal bedroom featuring a vaulted ceiling and neutral décor with carpeted flooring. It benefits from a built-in wardrobe and an ensuite bathroom, which includes a modern shower, wash basin with vanity unit, and WC, all finished with contemporary tiling and fittings.

Bedroom 2

10' x 9'6" (3.05m x 2.89m)

Bedroom 2 is a well-proportioned room with a large window allowing plenty of natural light and carpeted flooring. It includes a built-in wardrobe providing ample storage and has neutral walls creating a calm atmosphere.

Bedroom 3

9'7" x 9'1" (2.92m x 2.77m)

Bedroom 3 is carpeted and features built-in wardrobes for good storage. A window provides natural light, and the room is finished in neutral tones, making it a flexible space suitable for various uses.

Bedroom 4

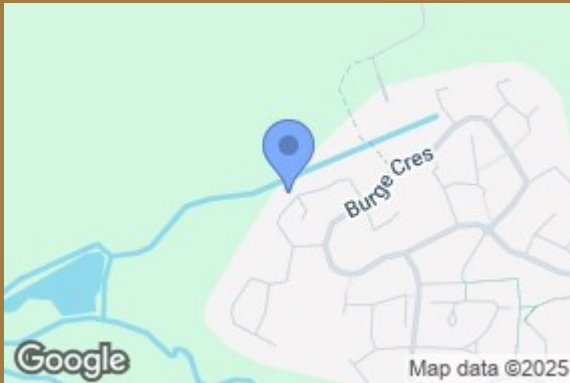
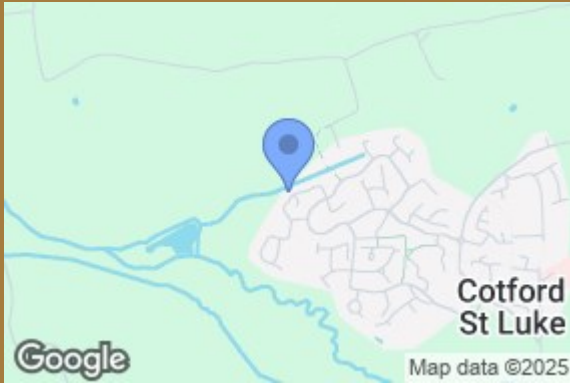
8'12" x 8'10" (2.74 x 2.69)

Bedroom 4 offers a cosy space with carpeted flooring and a window overlooking the surroundings. It includes built-in storage cupboards and neutral walls, making it ideal for use as a bedroom or study.

Bathroom

6'10" x 5'7" (2.08m x 1.70m)

The family bathroom is stylishly fitted with a modern white suite, including a bathtub with a glass shower screen, a wash basin set in a vanity unit, and a WC. The walls and floor are fully tiled with neutral, natural stone-effect tiles, and a window provides ventilation and daylight.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Council Tax Band D EPC Rating C

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