

for sale

£550,000



## Blackthorn Close North Petherton TA6 6TX

Well-presented & standing proudly in a sought-after TOWN of NORTH PETHERTON, this MODERN FIVE-BEDROOM DETACHED family home is tucked away at the end of a quiet CUL-DE-SAC and offers generous, flexible living space. Further benefits include a DRIVEWAY and GARAGE. Viewing is highly recommended



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# Blackthorn Close North Petherton TA6 6TX

## Front Door

Leading to...

## Entrance Hall

Large entrance hall leading to modern hardwood staircase with glass balustrades. Large understairs storage cupboard. Coat and shoe storage rack. Remotely controllable modern, wired alarm panel covering both floors of the house and garage.

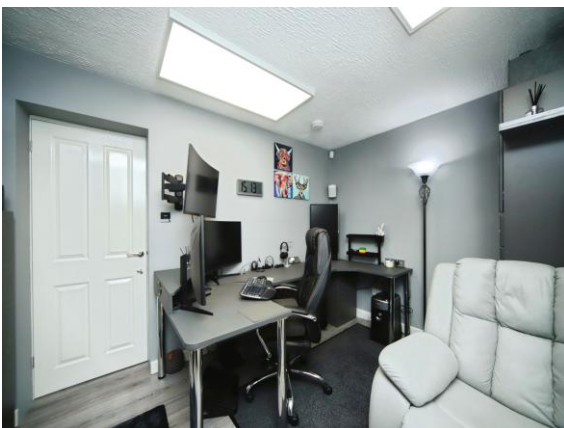
## Lounge

A generous and well-presented lounge, finished in neutral tones and offering plenty of space for a range of seating. A feature electric fireplace sits within an attractive surround with hearth,

creating a lovely focal point to the room. A large front-facing bay window provides excellent natural light.

## Kitchen

A stunning 2023-fitted kitchen, finished to a high contemporary standard with sleek cabinetry and solid surface worktops, complemented by a central breakfast bar offering additional preparation space and storage. The kitchen benefits from a range of integrated appliances, including a Neff induction hob, Neff hide and slide oven, Neff combination second oven and microwave, and integrated dishwasher. with space for an American-style freestanding fridge/freezer. Further features include stylish lighting, 1.5 bowl ceramic sink under a rear-facing window which provides plenty of natural light, and tiled flooring completing the modern feel.



## Utility

A spacious and practical utility room providing excellent additional storage and worktop space for two washing machines and tumble dryer (with external vent for dryer), alongside a stainless-steel sink with mixer tap and tiled splashbacks. The room also benefits from a radiator and a window providing natural light, with a door leading out to the rear garden. The boiler is also housed within the utility room, adding further convenience and functionality.

## Dining Room

A bright and well-presented dining room offering ample space for a family-sized table and additional furniture. The room benefits from laminate flooring and a radiator, with double doors opening out to the rear garden, allowing plenty of natural light and providing an ideal setting for entertaining and indoor/outdoor dining.

## Downstairs Cloakroom

A modern and well-presented cloakroom comprising a low-level WC and a wash hand basin set within a stylish vanity unit providing useful storage. Further benefits include a heated chrome towel rail, tiled splashbacks and a contemporary mirror.

## Reception/Office

A versatile and well-presented reception room, ideal for remote working or use as a study/hobby room. The space benefits from excellent lighting via two ceiling light panels, along with a front-facing window, modern décor and laminate flooring. A practical and flexible room.

## First Floor Landing

A spacious landing featuring an airing cupboard housing the

pressurised system (new tank installed in 2014), a radiator, and loft access. The property benefits from two separate loft spaces, both accessible from the landing via pull-down ladders. Both lofts have lighting, with the second loft also offering power, being fully boarded, and double insulated. Doors leading into...

## Bedroom One

A beautifully presented and stylish main bedroom, offering excellent space for a king size bed and further furnishings. The room benefits from an impressive range of contemporary fitted wardrobes and storage units, creating a sleek finish and maximising space. Further features include recessed spotlights, feature LED mood lighting, a radiator and a front-facing window providing natural light, with carpeted flooring completing the room.

## En Suite

A contemporary and well-appointed en-suite comprising a generously sized walk-in shower with glass screen and thermostatic shower, low-level WC and a wash hand basin set within a vanity unit with useful storage. The room is finished with stylish tiled walls and vinyl flooring, complemented by a heated chrome towel rail and a frosted window providing natural light and ventilation.

## Bedroom Two

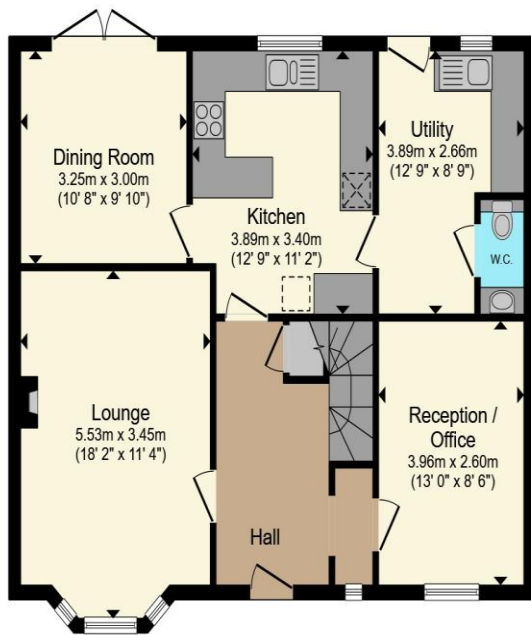
A bright and well-presented bedroom offering flexible use as a double bedroom, guest room or home workspace. The room benefits from fitted mirrored sliding wardrobes providing excellent storage, laminate flooring, a radiator and a large rear-facing window allowing plenty of natural light.

## Bedroom Three

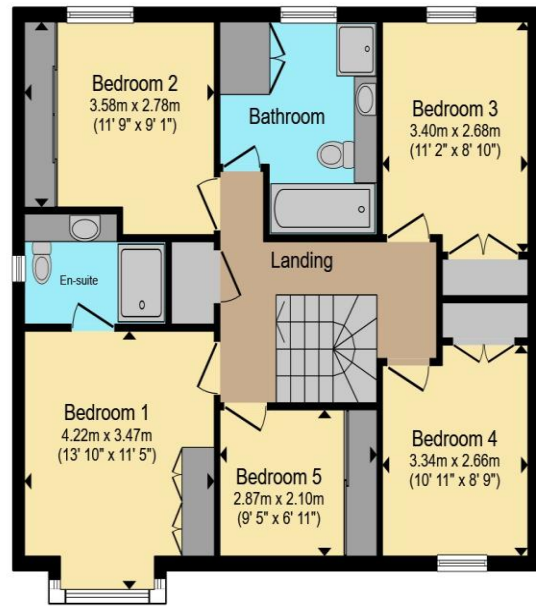
A well-presented bedroom offering comfortable space for a double bed and additional furnishings. The room benefits from built-in wardrobes, carpeted flooring, a radiator, and a rear-facing







**Ground Floor**



**First Floor**

Total floor area 146.6 m<sup>2</sup> (1,578 sq.ft.) approx

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Property Ref: TTN313326 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

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