

for sale

£425,000



Acland Round Cotford St. Luke Taunton TA4 1JL

Set within the popular village of Cotford St Luke, this impressive **FOUR BEDROOM DETACHED HOME** offers a fantastic combination of space, comfort, and practicality, making it an ideal choice for modern family living.



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Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, featuring a useful storage cupboard, a door leading to the cloakroom, and stairs rising to the first floor. The hallway creates a bright and practical first impression of the home.

Living Room

A generous dual-aspect sitting room offering an abundance of natural light, centred around a feature fireplace and providing an ideal space for relaxation and entertaining.

Dining Room

A well-proportioned formal dining room, conveniently positioned adjacent to the kitchen and perfect for family meals and social gatherings.

Kitchen/Breakfast Room

A spacious kitchen/breakfast room fitted with a range of units, offering ample worktop space and room for casual dining. French doors provide access to the rear garden, creating an excellent indoor-outdoor flow.

Utility Room



A practical utility room with additional storage and appliance space, helping to keep the main kitchen area clutter-free.

Study

A versatile study ideal for home working, hobbies, or use as a playroom, depending on individual requirements.

Cloakroom

Convenient ground floor cloakroom fitted with a WC and wash hand basin.

Rear Garden

The property enjoys a private and fully enclosed rear garden, offering a peaceful outdoor space ideal for relaxing and entertaining. Designed with ease of maintenance in mind, the garden provides a practical and attractive setting with pleasant open views beyond. Gated side access leads directly to the garage, while an additional side gate provides convenient access to the side of the property. A wonderful space to enjoy outdoor living throughout the year.

Landing

A spacious central landing providing access to all four bedrooms, the family bathroom, and an airing cupboard, with stairs descending to the ground floor.

Bedroom One

A generously sized bedroom offering excellent proportions and benefiting from fitted wardrobes and a private en-suite shower room.

En-Suite

Fitted with a shower enclosure, low-level WC, and wash hand basin, serving the principal bedroom.

Bedroom Two

A well-proportioned double bedroom with built-in wardrobe space and ample room for additional bedroom furniture.

Bedroom Three

A spacious double bedroom overlooking the front aspect, providing comfortable accommodation for family members or guests.

Bedroom Four

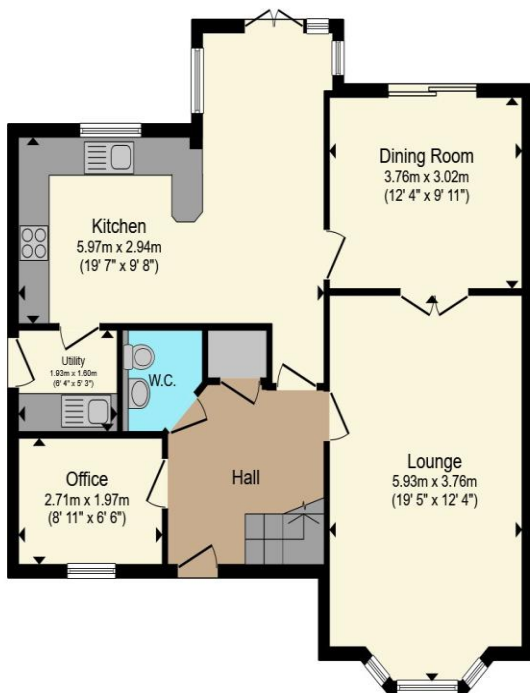
A versatile fourth bedroom that could equally serve as a nursery, home office, or hobby room, depending on individual requirements.

Family Bathroom

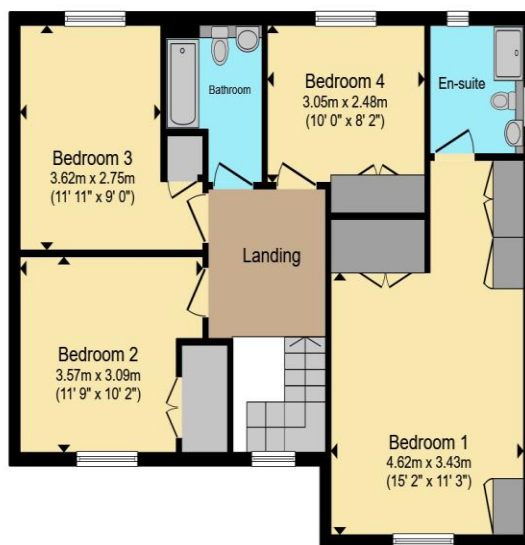
A well-appointed family bathroom comprising a panel-enclosed bath, wash hand basin, and low-level WC, serving the remaining bedrooms.

Parking/Garage





Ground Floor



First Floor

Total floor area 149.8 m² (1,612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



directions to this property:

From Taunton town centre, head towards the A358 and follow the signs for Minehead. Continue along the A358 through Norton Fitzwarren, then take the turning signposted for Cotford St Luke. Follow Dene Road into the village and continue straight ahead, following the road through the development until you reach Acland Round. Property will be located within the cul-de-sac. The journey is approximately 4 miles and should take around 10-15 minutes depending on traffic. We look forward to welcoming you to the property.

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TAUNTON TA1 3PR

Property Ref: TTN313784 - 0009

Tenure:Freehold EPC Rating: C

Council Tax Band: F

view this property online

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