4 Park View

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Cotford St. Luke, Taunton, TA4 1LX

Taunton Town Centre 5.2 miles

Enjoying A Notably Tranquil And Attractive Outlook

- Four Double Bedrooms
- Two En Suites
- 38ft Garage
- Large Kitchen/Diner
- Study
- Large Garden
- Peaceful Park-Side Setting With No Passing Traffic
- A Superb Family Home In One Of Cotford St Luke's Most Desirable Positions
- Council Tax Band E
- Freehold

Guide Price £425,000

SITUATION

Quietly situated within a sought-after village, this impressive family home enjoys a delightful position overlooking surrounding parkland, with open green areas and mature trees creating a wonderfully peaceful setting. Tucked away from the road in a tranquil setting, enjoy waking to birdsong rather than traffic noise, while still being just moments from the school bus stop for Kingsmead School. Cotford St Luke is a popular and well-served village, offering a useful range of everyday amenities including a village shop, primary school and welcoming public house.

The County Town of Taunton lies approximately six miles distant and provides an extensive range of shopping, educational and leisure facilities, together with a mainline railway station and convenient access to the M5 motorway at Junction 25.

ACCOMMODATION

Benefitting from a brand new boiler to be fitted shortly with warranty for added peace of mind. The property offers excellent storage throughout, including fitted wardrobes to three bedrooms and a useful built-in landing cupboard. The front door opens into a welcoming entrance hallway, with doors giving access to a useful study, cloakroom, sitting room and the open-plan kitchen/dining room. The kitchen/diner is a light and airy space, finished to a contemporary standard and featuring French doors opening directly onto the garden, making it ideal for both family life and entertaining.

The kitchen is fitted with modern wall and base units, Neff double ovens, an electric hob set into a central island with breakfast bar, built-in dishwasher, inset sink and drainer, and space for a fridge/freezer. A useful utility room leads off the kitchen and offering additional storage and pantry space.

The sitting room is centred around a feature fireplace with wood-burning stove, and further benefits from French doors overlooking and opening onto the garden.

An attractive staircase rises to the first floor, where a spacious landing gives access to four well-proportioned bedrooms and a family bathroom. The principal and second bedrooms both benefit from en-suite shower rooms and built-in wardrobes.

OUTSIDE

Outside, the property offers allocated parking for two vehicles to the front. The mainly walled garden can be accessed via the garage or side gate as well as two sets of French doors, creating a wonderful connection between the house and outdoor space. The garden is a particular feature of the home, being larger than many within the village. A patio area provides an ideal space for outdoor dining, with pathways meandering through an area of lawn and well-established, attractive borders. The garden continues around the rear of the garage to a further vegetable garden, along with a side access path leading to the front of the garage.

The garage, measuring approximately 38 feet in length providing excellent space for vehicle storage, a workshop or additional storage. Both the property and garden is surrounded by an adjoining park, providing a notably tranquil and attractive outlook.

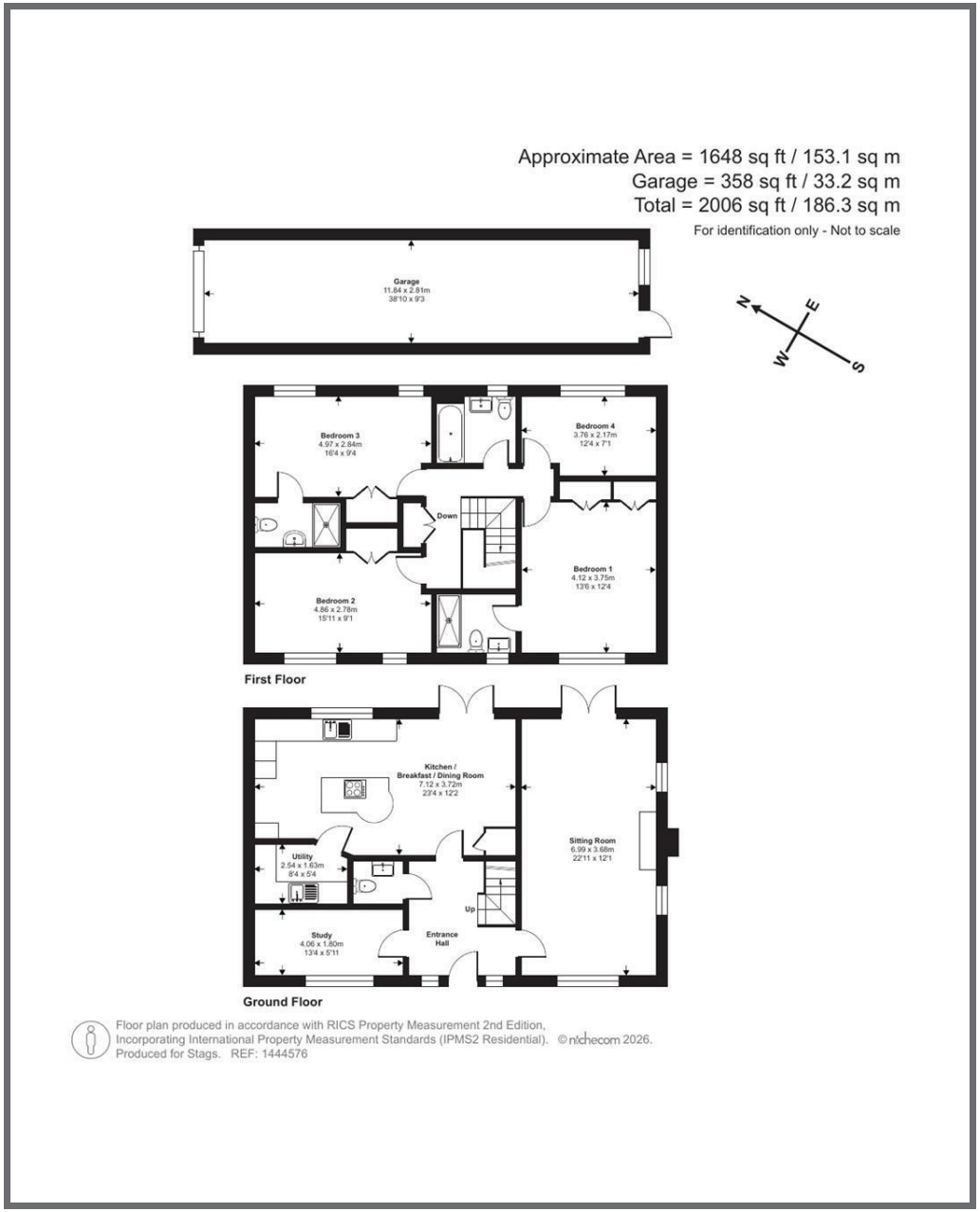
SERVICES

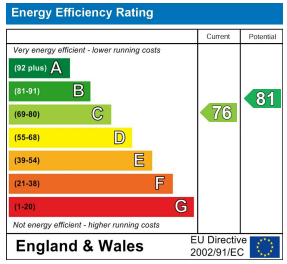
All mains services connected. Gas central heating. Ultrafast broadband available (Ofcom), mobile signal variable outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton take the B3227 through Norton Fitzwarren towards Wiveliscombe, continue along this road turning the right hand turning into Dene Road signposted to Cotford St Luke. Follow Dene Road for a short distance before turning right into North Villas, and immediately right again into Park View, where the property can be found 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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