



68 Poppy Road
Somerton, TA11 6BG

George James PROPERTIES
EST. 2014

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Somerton, TA11 6BG

Guide Price - £489,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

A superbly appointed executive detached residence situated in a desirable modern development and built by the highly regarded David Wilson Homes. The property features four well-proportioned bedrooms, including a superb master bedroom with ensuite shower room, a WC alongside a separate study ideal for home working. The heart of the home is the stunning contemporary kitchen/diner, designed perfectly for modern family living and entertaining. There is also a separate utility room. Externally, the beautifully landscaped rear garden benefits from an outdoor kitchen and seating area, creating an exceptional entertaining space. Further benefits include a driveway, garage, and solar panels with direct use for improved energy efficiency.

Services

Mains gas, electricity, drainage and water connected, council tax band E.

what3words

///appointed.overt.shoulders

Solar Panels

The property benefits from solar panels with direct use, meaning the electricity generated can be used immediately within the home, helping to reduce day-to-day energy costs and improve efficiency. Unlike some standard systems that primarily export unused energy back to the grid, direct-use solar allows homeowners to maximise the energy they generate themselves.

Entrance Hall

With part glazed entrance door leading to the entrance hall. Stairs to the first floor and radiator.

Study 9' 10" x 7' 9" (3m x 2.37m)

With window to the front and radiator.

Cloakroom

With window to the side. Low level WC, wash hand basin and radiator. Door leads to an understairs storage cupboard.

Sitting Room 17' 7" x 12' 0" (5.35m x 3.66m)

With bay window to the front and two radiators, fitted contemporary built-in electric fireplace with colour changing and flame effect.



Kitchen/Diner 20' 2" x 16' 2" (6.15m x 4.92m)

With window to the rear and an impressive glazed seating area and patio doors to rear garden. Range of wall and base units with kick board LED lighting, brushed oak effect work tops incorporating inset one and a half sink unit and mixer tap. Built in AEG induction hob with glass splashback and stainless steel extractor canopy over. Built in appliances comprising AEG eye level double oven, dishwasher, fridge/freezer and wine fridge.

Utility Room 8' 3" x 5' 3" (2.52m x 1.61m)

With part glazed door to rear garden, base units with work surface, inset stainless steel sink/drainage unit and mixer tap, cupboard housing wall mounted gas fired boiler, space for washing machine and fridge freezer.

Landing

With window to the side and built in airing cupboard.

Bathroom

With window to rear, full wall and floor tiling, low level WC, panelled bath, separate shower cubicle with mains shower, pedestal wash hand basin and heated ladder towel rail.

Bedroom 1 12' 3" x 12' 0" (3.74m x 3.67m)

With window to the front, radiator and two built in mirror fronted wardrobes.

Ensuite Shower Room

With window to the side, low level WC and wash hand basin, large shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 10' 2" x 9' 10" (3.11m x 3m)

With two windows to the rear and radiator. Space and rails for wardrobe.

Bedroom 3 13' 4" x 9' 5" (4.06m x 2.88m)

With two windows to the front, radiator.

Bedroom 4 10' 6" x 7' 8" (3.2m x 2.34m)

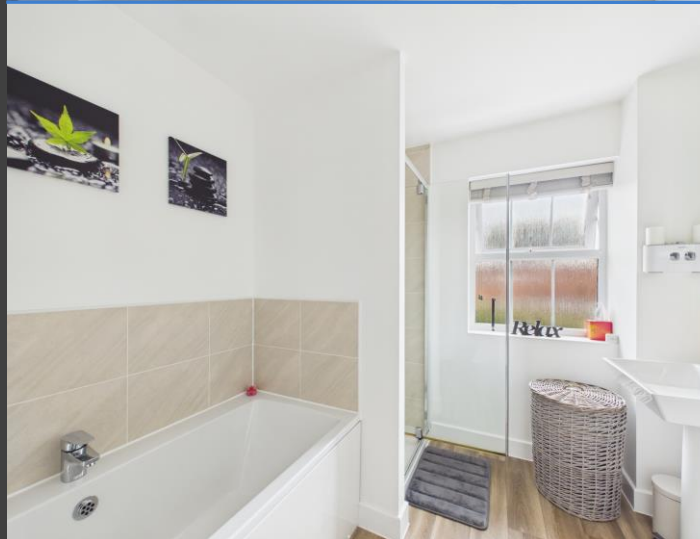
With window to the rear, radiator and space for dressing table or wardrobe.

Garage 20' 4" x 10' 5" (6.19m x 3.18m)

With up and over garage door, light and power. A rear pedestrian door leads to the garden.

Garden

Tucked away in a peaceful and secluded position with no through traffic, this attractive home enjoys a convenient location close to local bus routes and the excellent amenities of Somerton, whilst also benefiting from a public walkway to the front ideal for dog walking. To the front, the property is approached via a pathway leading to the entrance door, with the garden mainly laid to lawn and complemented by a variety of mature shrubs and planting, creating an inviting first impression. There is a driveway large enough for several cars leading to the garage. The beautifully landscaped rear garden has been thoughtfully designed to provide the perfect space for both relaxing and entertaining. Featuring an expansive lawn, patio seating areas and an impressive raised decking area with artificial grass, the garden offers a superb outdoor lifestyle setting. A bespoke outdoor kitchen and seating area complete with built-in BBQ and wood store creates the ideal space for hosting social gatherings throughout the year.



GROUND FLOOR
72.0 sq.m. approx.



1ST FLOOR
66.2 sq.m. approx.



TOTAL FLOOR AREA : 138.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		94
81-91	B	86	
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	



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