

  
**Natasha Howarth**  
ESTATE AGENTS



**2 Cole Close, Nether Stowey, TA5 1JU**  
**Offers over £420,000**

An exceptional 'Georgian Style' five bedroom detached family home occupying an enviable corner plot in a select cul-de-sac in the popular village of Nether Stowey. The property was built in 2006 by Charles Church and is in show home condition throughout.

The property is arranged over three floors and comprises a large entrance hall, cloakroom, lounge, upgraded kitchen/ diner/ family room and utility room to the ground floor.

On the first floor there are three bedrooms with an en-suite shower room to bedroom one and a large family bathroom.

On the second floor there is two double bedrooms and a shared 'Jack and Jill' shower room

2 Cole Close benefits from a double garage with off road parking for multiple vehicles along with an impressive and pretty rear garden,

This beautiful and historic village benefits from a number of amenities including a primary school, church, public houses, library, village hall, post office, medical centre and a range of shops with 'Quantock Lakes Kitchen' close by.

The nearby Quantock Hills provides an Area of Outstanding Natural Beauty with open hill country stretching to the West Somerset coastline.

For more information or an appointment to view please contact the vendors sole agents.

## ENTRANCE

Via double glazed door to-

## ENTRANCE HALLWAY

Turning staircase rising to first floor with storage beneath, radiator, wooden flooring, doors to cloakroom, kitchen/diner/ family room and lounge.

## LOUNGE

Front aspect double glazed window, two radiators, feature gas coal effect fire. Rear aspect double glazed French doors to garden.

## KITCHEN/ DINER/ FAMILY ROOM

Dual aspect double glazed windows. Fitted with a range of dark grey wall, base and drawer units with work surfaces over and sink and drainer unit inset. Integrated fridge freezer, integrated double oven, integrated gas hob with stainless steel splashback and concealed extractor over, integrated dishwasher. Radiator, wood effect flooring. Door to the utility room and double glazed door to the garden.

## FIRST FLOOR LANDING

Double glazed window to front aspect. Radiator. Airing cupboard. Doors to bedrooms and bathroom. Turning staircase to second floor.

## UTILITY ROOM

Built in wall and base units with work surface over and stainless steel sink and drainer unit inset. Space and plumbing for washing machine. Tiled splashbacks, wood effect flooring, Wall mounted 'Worcester' boiler, rear aspect double glazed door to the garden.

## BEDROOM ONE

Double glazed window to front aspect. Two built in double wardrobes. Door to en- suite,

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator. Built in double wardrobe.

## BEDROOM FIVE

Double glazed window to front aspect. Radiator. Built in wardrobe.

## BATHROOM

Obscure rear aspect double glazed window. Fitted with a four piece white suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin and close coupled WC with push button flush. Tiled splashbacks, radiator, wood effect flooring.

## SECOND FLOOR LANDING

Double glazed Velux window to front aspect. Radiator. Large storage cupboard. Doors to bedrooms.

## BEDROOM TWO

Dual aspect double glazed windows, two radiators.

Two built in double wardrobes. Door to 'Jack and Jill' shower room.

## SHOWER ROOM

Rear aspect double glazed Velux window. Fitted with a three piece suite comprising large walk in shower cubicle with mains shower, pedestal wash hand basin and close coupled WC with push button flush, tiled splashbacks, radiator. Door to bedroom three.

## BEDROOM THREE

Dual aspect double glazed windows, radiators. Two built in double wardrobes. Door to landing.

## EXTERIOR

### GARDEN

Fully enclosed and predominantly laid to lawn with a patio area, a variety of mature shrubs and trees and an additional area to the side of the garage perfect for Alfresco dining. There is a side gate which leads to the double garage and driveway providing parking.

### PARKING

On own drive leading to garage.

### DOUBLE GARAGE

Detached double garage with power and light connected.

### SERVICES

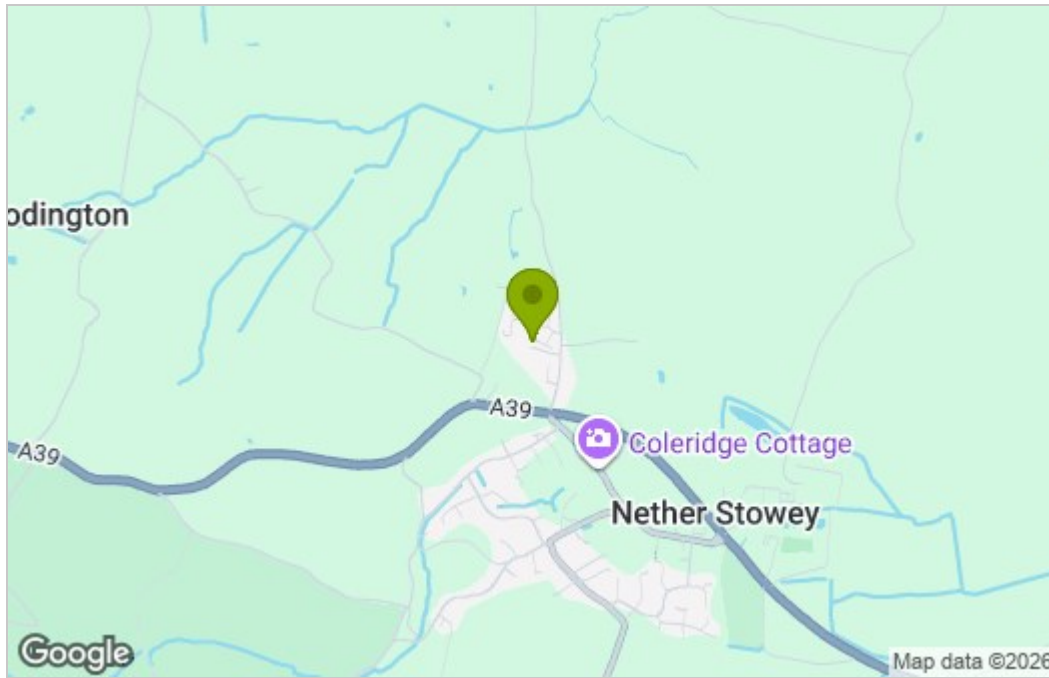
Gas, electricity, water and drainage.

# Floor Plan

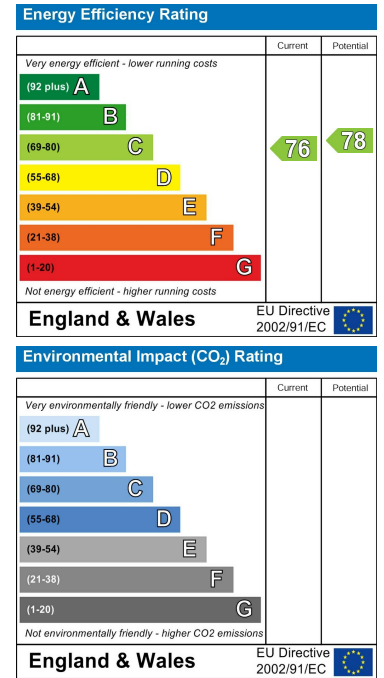


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



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