

Pitney House

West End, Somerton, TA11 6RQ

George James PROPERTIES

EST. 2014

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West End , Somerton , TA11 6RQ

Guide Price - £397,000
Tenure – Freehold
Local Authority – Somerset Council

Summary
Pitney House is a modern family property offering comfortable and spacious accommodation. Build in 2015 the house has since been thoughtfully extended into the roof space creating two additional bedrooms and shower room. This stunning house is beautifully presented with bright living space including modern fitted kitchen/dining room and sitting room with wide bi-folding doors opening to the south facing garden. The first floor provides three well-proportioned bedrooms and a family bathroom, including a generous principal bedroom with its own en-suite shower room. Outside, a driveway provides off-road parking, along with a useful workshop and separate store offering excellent storage and workspace facilities.

Services
Mains water, electricity, gas and drainage are all connected. Gas fired central heating to radiators. Council tax band C.

what3words
///softest.stewing.backyards

Entrance Hall
With stairs leading to the first floor with modern wood and chrome balustrade. Radiator.

WC
With low level WC, wash hand basin and heated ladder towel rail. Wall mounted storage unit.

Kitchen/Dining Room *20' 0'' x 10' 4'' (6.10m x 3.16m)*
This bright room has a bay window to the front and two windows to the side. Range of modern base and wall units with peninsular breakfast bar. One and a half bowl sink unit with mixer tap. Built in dishwasher and fridge freezer. AEG double oven and four ring hob with extractor hood over. Two radiators.

Utility Room *6' 0'' x 5' 2'' (1.82m x 1.57m)*
With range of built in units and single drainer sink. Space for washing machine.







Sitting Room *20' 1'' x 11' 1'' (6.12m x 3.37m)*
With window to the front and wide bi-folding doors to the garden. Recess ceiling with inset spots. Two radiators.

Landing
With window to the front. Staircase leading to the second floor with modern wood and chrome balustrade.

Bedroom 1 *13' 9'' x 10' 10'' (4.18m x 3.29m)*
With two windows to the side and radiator. Bedside pendant lights and range of wardrobes. Ceiling main light with discreet fan.

En-Suite Shower Room
With low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail. Wall mounted storage cupboard.

Bedroom 2 *11' 1'' x 10' 4'' (3.39m x 3.16m)*
With window to the side and radiator. Range of wardrobes.

Bedroom 3 *10' 3'' x 8' 1'' (3.12m x 2.47m)*
With window to the side and radiator.

Family Bathroom *7' 8'' x 5' 9'' (2.34m x 1.75m)*
With low level WC, wash hand basin and panelled bath with central wall mounted taps and mains shower over with screen. Heated ladder towel rail.

Second Floor Landing
With built in storage cupboard.

Bedroom 4 *13' 5'' x 10' 11'' (4.09m x 3.34m)*
With dormer window to the front and roof window to the rear, Radiator.

Bedroom 5/Study *8' 6'' max x 9' 9'' max (2.60m max x 2.98m max)*
With dormer window to the front and roof window to the side. Radiator.

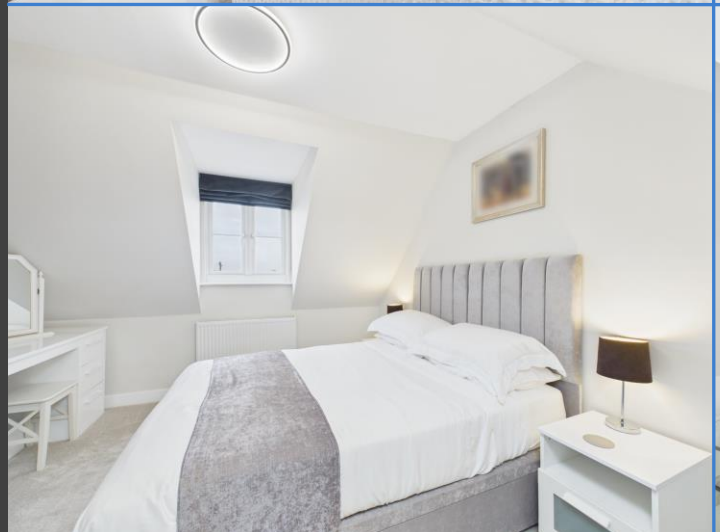
Shower Room
With roof window to the side, suite comprising low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail and under floor heating.

Outside
Vehicular gated drive with off road parking. The front garden is gravelled with natural stone front boundary wall. Access to the part walled south facing rear garden with patio area and central lawned garden.

Workshop *12' 0'' x 10' 5'' (3.65m x 3.18m)*
A useful insulated workshop with work bench and power and light connected. To the rear of the workshop is a garden store.



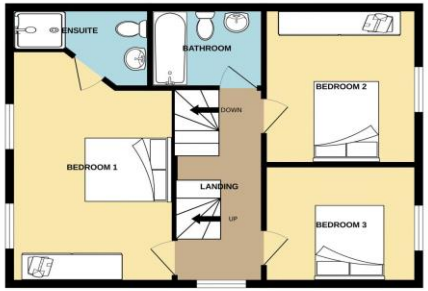





GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.

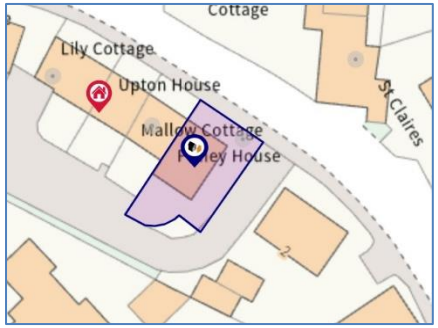


2ND FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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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The Property Ombudsman

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