



**Connells**

The Jays Greenway  
North Curry Taunton



# The Jays Greenway North Curry Taunton TA3 6NQ

for sale offers in excess of  
**£475,000**



## Property Description

Located in favoured North Curry, a quintessential Somerset village, with its own amenities, lovely country walks and a gateway to the alluring Somerset levels, this surprisingly spacious, detached chalet bungalow enjoys a wide range of neutrally decorated and extremely versatile accommodation throughout for all the family to enjoy. The grounds the property stand in are both generous, well-maintained, exceptionally private and with the further advantage of spectacular views onto the adjoining fields. North Curry is located approximately five miles from the beautiful and historic county town of Taunton, with its mainline rail link to London in under two hours, the M5 motorway and accessibility to stunning coastlines in almost every direction. A viewing of this property comes whole heartedly recommended by the Estate Agents.

## Front Door

Leading to...

## Vestibule

Full-length window and door through to the...

## Entrance Hall

Stairs rise to the first floor. Radiator. Various built-in recessed cupboards. Radiators.

## Lounge

19' x 14' 2" max ( 5.79m x 4.32m max )  
Dual-aspect double glazed windows to front and side. Radiators. Feature fireplace.

## Kitchen / Diner

20' 9" plus door recess x 15' 4" max ( 6.32m plus door recess x 4.67m max )  
Double glazed window to rear. Radiator. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces including recess with gas and electric points for a range-style cooker, with cooker

hood over. Further recesses and plumbing for a dishwasher. One and a half bowl sink and drainer with mixer tap. Partial tiling. Showpiece cabinets. Built-in fridge/freezer.

## Inner Hallway

Obscure double glazed door leading to outside. Archway through to the...

## Utility Room

8' 9" x 5' 5" ( 2.67m x 1.65m )  
Double glazed window to rear. Radiator. Wall and base-mounted units with rolltop work surfaces, including a sink and drainer with mixer tap. Recesses and plumbing for an automatic washing machine. Wall-mounted combination boiler. Partial tiling.

## Cloak Room

Suite comprising low-level WC, wash hand basin with mixer tap and splashback tiles. Obscure double glazed window to side. Radiator.

## Conservatory

13' 3" x 13' 3" ( 4.04m x 4.04m )  
A superb addition to this property. The pitched-roof, double glazed construction with brickbase and double doors provide access to outside. Radiator. Ambient views enjoyed onto the garden and the adjoining field.

## Bedroom One

14' plus wardrobe x 11' 6" ( 4.27m plus wardrobe x 3.51m )  
Double glazed window to rear. Recessed double wardrobes. Radiator.

## En Suite

Suite comprising low level WC. Corner twin shower cubicle with integral

shower. Radiator. Wash hand basin with mixer tap. rolltop vanity surface and cupboards. Obscure double glazed window to rear. Extractor fan.

### Bedroom Two

13' 8" plus wardrobes x 11' 5" plus wardrobe and recess ( 4.17m plus wardrobes x 3.48m plus wardrobe and recess )  
Double glazed window to front. Radiator. Two double built-in wardrobes.

### First Floor Landing

Double glazed 'velux-style' window to front.

### Bedroom Three

13' 9" max plus recess x 13' 9" max plus door recess ( 4.19m max plus recess x 4.19m max plus door recess )  
Double glazed window to rear. Radiator. Recessed under-eave storage cupboards.

### Bedroom Four

13' 8" max x 11' 6" max ( 4.17m max x 3.51m max )  
Double glazed window to rear. Radiator.

### Bathroom

Suite comprising low-level WC, pedestal wash hand basin with mixer tap. Bath with folding shower panel and integral shower over. Double glazed 'velux-style' window to rear. Partial tiling. Shaver point.

### Rear Garden

A generous, sunny and extremely private garden laid to patio and lawn with a wide variety of plants shrubs, flowers and trees. Side pedestrian access.

### Workshop

27' 1" x 15' 5" ( 8.26m x 4.70m )  
A pitched roof construction with power and light.

### Garage

18' 3" x 11' 5" ( 5.56m x 3.48m )  
Pitched-roof garage with up-and-over door. Power and light.

### Parking

Driveway to the front of the property for numerous vehicles.







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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: E

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Tenure: Freehold



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