



**Connells**

Cole Close  
Cotford St. Luke Taunton



## Property Description

Connells are delighted to bring to the market this beautifully presented, and exceptionally spacious four-bedroom detached executive residence, perfectly nestled in a quiet cul-de-sac in a splendid village setting. Designed with modern family living in mind, this home effortlessly combines vast social spaces with quiet, functional rooms for working from home.

Upon entering, you are welcomed by a grand central hallway that sets the tone for the rest of the property. The ground floor features a bright dining room ideal for entertaining, a separate dedicated study, and a cosy yet spacious living room. Flooding the rear with natural light is the beautiful garden room, which opens seamlessly out onto the manicured rear gardens. The true heart of the home is the expansive open-plan kitchen and family room-perfect for hosting and day-to-day family life-complemented by a separate utility room and a convenient downstairs cloakroom.

Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a central landing. The master bedroom serves as a luxurious private suite, complete with its own dedicated walk-in dressing room and a modern en-suite shower room. Bedroom two also enjoy its very own private en-suite facility, minimizing the morning rush for a growing family. Outside the private sunny garden is a joy to behold with its alluring outlook and peaceful ambience. The tandem garage and driveway compliment this incredible home.

## Front Door

Leading to...

## Entrance Hall

A welcoming and spacious central hallway providing access to all primary reception rooms, featuring two storage cupboards and stairs rising to the first floor.

## Dining Room

Positioned at the front of the property, offering an ideal setting for formal dinners and family gatherings.

## Study

A quiet, dedicated workspace perfect for remote working or a home library.

## Living Room

A spacious yet comfortable living area leading directly through to the rear extension.

## Garden Room

A bright and airy reception space with panoramic views and direct access out to the garden.

## Kitchen / Family Room

ultimate social hub, fitted with an array of modern units and features including Waste disposal unit, ample workspace, and a large area for casual dining or lounging.

## Utility Room

Convenient separate utility space with plumbing for laundry appliances and external side access.

## Cloak Room

Practical ground floor cloakroom with low-level WC. and wash hand basin.

## First Floor Landing

Central gallery landing with access to all bedrooms and access to the loft space. Large airing cupboard

## Bedroom One

A generous master bedroom layout leading through into the...

## Dressing Room

Dedicated walk-in dressing space with extensive wardrobe potential.

## En-Suite

Modern master suite bathroom featuring walk-in shower, wash hand basin, and WC.

## Bedroom Two

A well-appointed double bedroom situated to the rear of the home. Built-in wardrobe,

## En-Suite

Dedicated en-suite shower room again with walk-in shower, wash hand basin, and WC.

## Bedroom Three

Another comfortable double bedroom positioned at the front. Built-in wardrobe

## Bedroom Four

A versatile fourth bedroom, perfect as a child's bedroom or nursery. Built-in wardrobe

## Bathroom

Modern family suite featuring bath, separate walk-in shower, wash hand basin, and WC.

## Rear Garden

A real feature of this property is the highly secluded nature of this beautiful sunny and well enclosed garden which provides an oasis of peace and tranquillity, along with practical spaces for all the family to enjoy. Well stocked with a myriad of plants flowers and bushes the garden is primarily lawned and backs onto a lovely brook providing further serenity. There is also a large patio area proving ample space for a seating arrangement ideal for entertaining. Gated side access and personnel access into the...

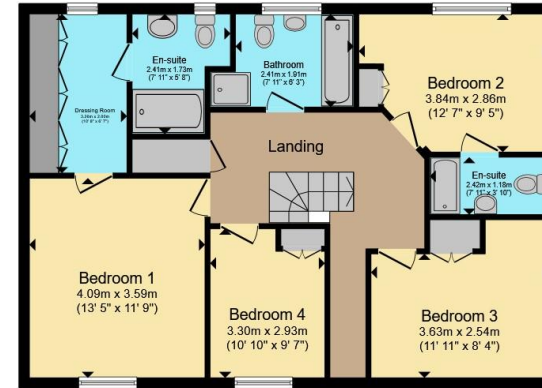








**Ground Floor**



**First Floor**

Total floor area 209.2 m<sup>2</sup> (2,252 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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