



19 Lockyers Field

North Curry, Taunton, Somerset, TA3 6FB

James
Gray

ESTATE AGENTS

A particularly spacious and beautifully appointed detached family home with south-west facing rear garden with covered terrace and enjoying an attractive location on this sought after development, on the fringe of this ever popular village



Key features

- Spacious galleried entrance hall
- Sitting room with wood burning stove and double doors to south-west facing terrace
- Family room and Study
- Large and beautifully appointed kitchen/dining room with double doors to rear terrace
- Utility room and Cloakroom
- Principal bedroom with built in wardrobes and en suite shower room
- Guest bedroom with en suite shower room. 3 further bedrooms. Family bath/shower room.
- Good sized south-west facing rear garden with covered terrace, lawn and fruit trees
- Driveway with EV charger and double garage with pedestrian door to garden
- Attractive cul de sac location close to the centre of this sought after village

Services

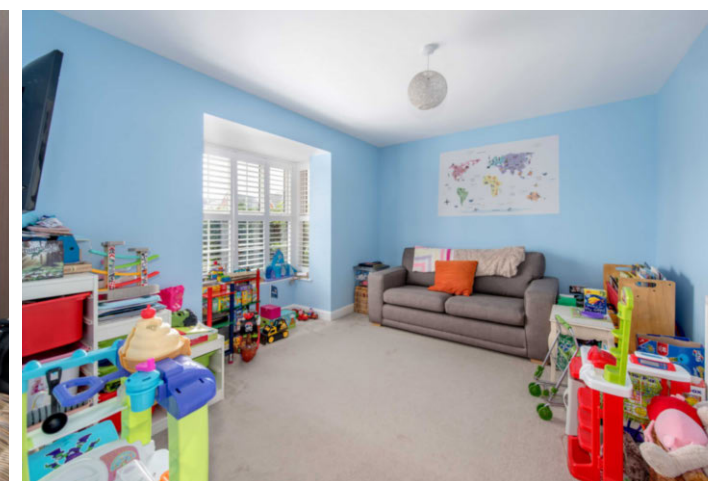
All mains services connected. Gas central heating

EPC rating

Band B (86)

Council tax and Service charge

Band G. Service charge £384pa.





The property

Built by local developers Strongvox Homes in 2019, this handsome detached family home offers spacious and beautifully presented 5 bedroom accommodation. The rear garden has a wonderful south-westerly aspect and enjoys a good deal of privacy. The property is situated in a small close, backing onto open amenity land and is within walking distance of all facilities to be found within this sought after village.

The accommodation

A large and welcoming galleried reception hall features a ballustrated staircase rising to the first floor. The sitting room features a wood burning stove and enjoys a lovely outlook over the rear garden with double doors opening to a paved terrace. Double doors open through to the kitchen/dining room, which is very much the heart of the house and provides a great living and entertaining space. The kitchen is beautifully appointed and also opens to the rear paved terrace. There is a separate utility room and a cloakroom. There is also a study and a family room with bay window on the front elevation.

First floor

A spacious galleried landing provides access to all rooms and an airing cupboard. The principal



bedroom is of a good size with built-in wardrobes and has an en suite shower room. There is also a guest bedroom with en suite shower room. There are 3 further bedrooms and a family bathroom.

Outside

The rear garden enjoys a wonderful south-westerly aspect and is enclosed by mature hedging. It backs onto open amenity land and accordingly enjoys a good deal of privacy. A paved terrace runs the length of the house and there is a pergola providing shade and an ideal area for al fresco dining. The terrace is bordered by low hedging with the remainder of the garden being lawned and includes a kitchen garden area.

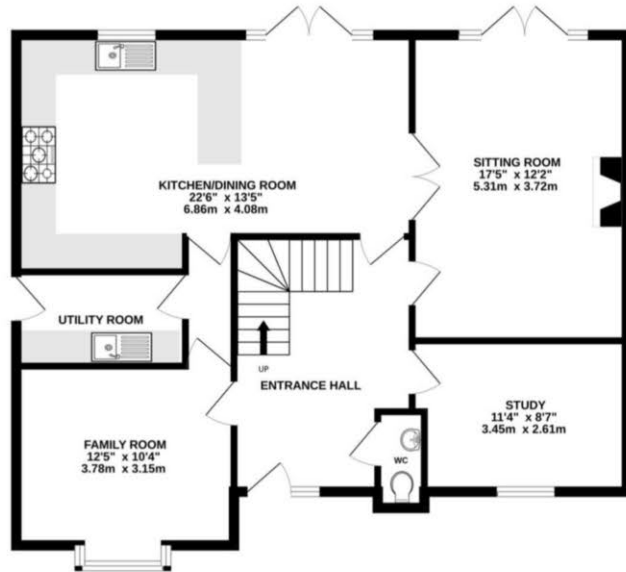
Situation

The property enjoys an attractive location in this small cul sac with central green/play area, on the fringe of this sought after conservation village. It is within walking distance of the centre of this popular village which offers many amenities including a shop and post office, pub, primary school, health centre, coffee shop, cricket pitch, hairdressers and village hall. Taunton, the county town of Somerset is about 6 miles away and on the outskirts of the town is junction 25 of the M5 motorway.

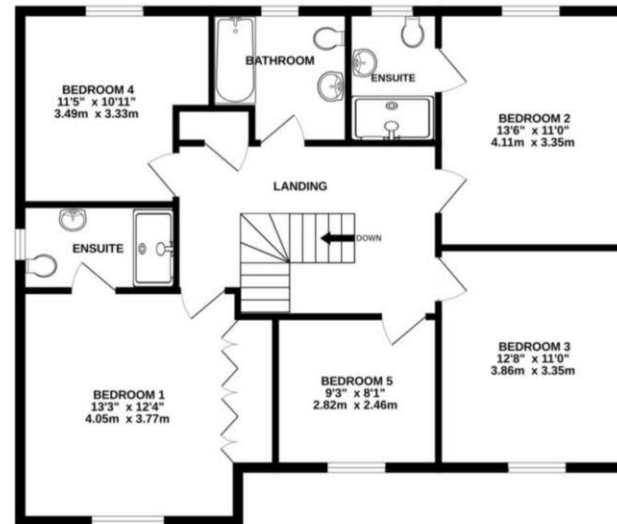




GROUND FLOOR



1ST FLOOR



GARAGE



TOTAL FLOOR AREA : 2347sq.ft. (218.0 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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