



Norton Fitzwarren – £430,000 Freehold

Linda Saunders | Estate Agents



48 Port Stanley Close Norton Fitzwarren TA2 6FD

We are pleased to offer this modern David Wilson built executive four bedroom detached house set within this popular residential location affording easy access to both Taunton town centre and the countryside. The property briefly comprises; spacious open plan kitchen/diner, study/2nd lounge, sitting room, utility room and guest WC to the ground floor, master bedroom with en suite, family bathroom and three further good-sized bedrooms to the first. There is an enclosed rear garden and a garage to the side with driveway in front. Viewing is highly recommended as it is available with no onward chain as it is currently tenanted.

ACCOMMODATION (All measurements are approximate)

Entrance Hallway: PVCu Glazed door to front aspect, stairs to first floor, radiator, tiled flooring and doors to guest WC, kitchen/diner, sitting room and study.

Guest WC: PVCu double glazed window to side aspect, modern white suite comprising; low level WC, wash hand basin, under stairs cupboard, tiled splashbacks, radiator and tiled flooring.

Study/Second Lounge: 2.70 x 1.82 (9'10" x 9'09"). PVCu double glazed window to front aspect, radiator, TV point and carpet as fitted.

Kitchen/Diner: 6.20 x 4.72 (20'04" x 15'06" maximum into bay). PVCu double glazed bay area with French Doors with side windows to rear aspect, further PVCu double glazed window to rear aspect, fitted with a range of matching wall, base and drawer units with stainless steel sink and drainer unit inset, integrated appliances to remain including hi-level double electric oven, gas hob with stainless steel extractor fan over, tiled splash backs and surrounds, built in dishwasher, and fridge/freezer, radiator, tiled flooring.

Utility: 2.62 x 1.60 (08'07" x 05'03") Double glazed door to garden, radiator, base and wall mounted units, worktop, sink and drainer, wall mounted boiler and

space and plumbing for washing machine, tiled flooring.

Sitting Room: 5.79 maximum into bay x 3.71 maximum (12'02" maximum x 19'0") PVCu double glazed bay window to the front aspect, radiator and carpet as fitted.

Landing: PVCu double glazed window to side aspect, radiator, loft hatch and access to all rooms.

Bedroom 1: 4.01 x 3.74 (13'02" x 12'03"). PVCu double glazed window to front aspect, built in wardrobe, ceiling light, radiator, and carpet as fitted. Door to: -

En Suite: PVCu double glazed window to side aspect, fitted with a three-piece suite

comprising shower cubicle, wash hand basin and close coupled WC, heated towel rail and vinyl flooring.

Bedroom 2: 4.42 x 3.17 maximum (14'06" x 10'05"). PVCu double glazed window to rear aspect, ceiling light, radiator, and carpet as fitted.

Bedroom 3: 4.11 x 2.90 (13'06" x 09'06"). PVCu double glazed window to front aspect, ceiling light, radiator, and carpet as fitted.

Bedroom 4: 3.02 x 2.29 (10'06" x 07'06"). PVCu double glazed window to rear aspect, ceiling light, radiator, and carpet as fitted.

Bathroom: PVCu double glazed window to rear aspect, fitted with a four-piece suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle, tiled splashbacks, extractor fan, heated towel rail, and vinyl flooring.

OUTSIDE

To the front is a small garden area and at the rear an enclosed garden with personal access gate. There is also a garage and driveway.

Please Note: These are preliminary details as we are awaiting their approval by our vendor.

These particulars have been prepared for prospective purchasers only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as a statement or representation of fact.

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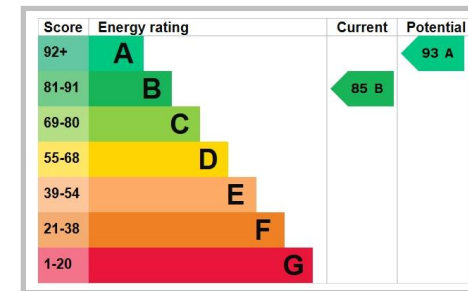
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VIEWING

Strictly by appointment through our office in Bridgwater.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

All measurements are approximate. Fixtures and fittings other than those mentioned above to be agreed with the seller.

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