



GIBBINS RICHARDS ▲

1 Prowses Meadow, Kingdom Lane, Norton Fitzwarren, Taunton TA2 6QP

£340,000

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Making home moves happen

An extended detached family home located in a cul-de-sac position close to the village centre of Norton Fitzwarren. Spacious and versatile accommodation includes: entrance hall, three receptions, large kitchen/dining room and garden room. To the first floor are four bedrooms (master bedroom with en-suite shower room and dressing area, further bedroom with en-suite shower room) double garage and enclosed rear garden. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

This detached family home provides extended accommodation to provide very spacious and versatile living space. The property now benefits from a fabulous garden room with underfloor heating, large kitchen/breakfast room with underfloor heating, master bedroom with en-suite shower room and dressing room. The property is located in Norton Fitzwarren close to the village centre which contains amenities to include nearby fish and chip shop, pub, stores, medical centre and primary school. Taunton town centre is just over 3 miles distant and included M5 motorway and intercity railway access.

WELL EXTENDED FAMILY HOME
VERSATILE ACCOMMODATION
3 RECEPTION ROOMS
4 BEDROOMS
2 EN-SUITE SHOWER ROOMS
LARGE KITCHEN/DINING ROOM
DOUBLE GARAGE
CLOSE TO VILLAGE AMENITIES
GAS CENTRAL HEATING
NO ONWARD CHAIN





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Entrance Hall	
Cloakroom	
Sitting Room	17' 3" x 10' 5" (5.25m x 3.17m)
Dining Room	11' 9" x 10' 0" (3.58m x 3.05m)
Study/Reception	11' 0" x 8' 8" (3.35m x 2.64m)
Kitchen/Dining Room	26' 5" x 10' 0" (8.05m x 3.05m)
Garden Room	16' 11" x 11' 0" (5.15m x 3.35m) with bi-folding doors to garden
First Floor Landing	
Bedroom 1	10' 8" x 10' 0" (3.25m x 3.05m)
En-Suite Shower Room	Adjoining Dressing Room
Bedroom 2	11' 6" x 8' 8" (3.50m x 2.64m) plus wardrobe recess
En-suite shower room	
Bedroom 3	8' 10" x 7' 2" (2.69m x 2.18m)
Bedroom 4	8' 10" x 6' 5" (2.69m x 1.95m)
Family Bathroom	To include corner bath and shower
Outside	Side driveway, double garage, fully enclosed mature rear garden to include a large summer house. Raised beds, fruit bushes and decking.
Agents Note	The photographs used in this brochure were taken earlier this year before our vendors moved out.



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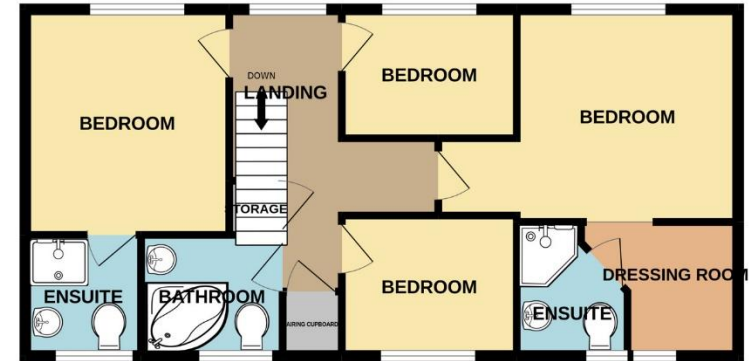


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GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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 Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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