





**Towers
Wills**

Town & Country

Drovers Lea, North Street, South Petherton, Somerset, TA13 5DA

£850,000

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Towers Wills welcome to the market this spacious detached family home, which has been renovated to an exceptionally high standard, tucked away in a quiet location and set within this popular village. The property briefly comprises; porch, hall, stunning kitchen/diner, lounge, conservatory, second sitting room, four bedrooms, two en-suites, family bathroom, utility room, good size rear garden, ample off road parking, detached double garage and office. Early viewing is advised.

- * **No Onward Chain**
- * **Beautiful Family Home**
- * **Desirable Village Location**
- * **Four Double Bedrooms**
- * **Two En-suites**
- * **Stunning Kitchen/Diner**
- * **Good Size Rear Garden**
- * **Ample Off Road Parking**
- * **Detached Double Garage**
- * **Early Viewing Advised**





Porch Area 1.54m x 2.47m

With tiled floor, radiator and window with outlook to the front.

W.C

A modern suite comprising wash hand basin with mixer tap, w.c, window with outlook to the front and radiator.

Entrance Hall

A large welcoming entrance hall with stairs to the first floor landing, radiator, several built-in storage cupboards, coved ceiling and radiator.

Kitchen/Diner 4.68m x 8.98m

A stunning kitchen/diner/family room fitted with white Quartz worktops and modern units, with a range of wall and base units, Neff induction hob with modern extractor hood over, inset Porcelain sink drainer unit with mixer tap, two built-in Neff ovens (one being a steam oven), integral dishwasher, wine fridge, integral fridge, integral freezer, two radiators, recess lighting, coved ceiling, double doors leading out to the rear and window with outlook to the front.

Conservatory 4.62m x 2.02m

With patio doors leading out to the front, three velux skylights, tiled floor, radiator and sliding door leading into the lounge.

Lounge 4.62m x 6.46m

Fitted with a modern gas feature fireplace with feature surround wall, bespoke built-in cupboards, triple aspect room with outlook to the front, rear and side, two radiators, recess lighting and TV point.

Bedroom One 3.85m x 4.85m plus recess

With a window outlook to the rear, double sliding mirrored wardrobes, timber flooring and radiator.

En-suite 2.14m x 2.86m

A white suite comprising panel bath with shower attachment, separate corner shower, pedestal hand basin with mixer tap, w.c, heated towel rail, tiled floor, part tiled walls, window with outlook to the side, recess lighting and extractor fan.

Bedroom Two 3.14m x 3.63m – plus entrance recess

With window outlook to the rear, two double built-in wardrobes and radiator.

Second Sitting Room 3.78m x 4.54m

A cosy room with a window outlook to the front, radiator and recess lighting.



Utility Room 2.87m x 2.43m

With plumbing for washing machine, space for tumble dryer, space for American fridge freezer, housing the boiler, coved ceiling, window with outlook to the front and door to the front.

First Floor Landing

With hatch to roof space and recess lighting.

Bedroom Three 2.86m x 5.36m plus recess – maximum measurements and some restricted head height

With floor to ceiling velux window to the rear, radiator, recess lighting and eaves storage.

Bedroom Four 4.32m x 5.34m plus recess – some restricted head height

A dual aspect room with outlooks to the front and rear, radiator, eaves storage and recess lighting.

En-suite 2.05m x 2.63m

A luxury en-suite with walk-in shower, w.c, hand basin with mixer tap and two drawers under, shaver point, part tiled walls, window to the rear and towel rail.



Bathroom 2.15m x 2.75m

A modern white suite fitted with panel bath, shower over and side screen, hand basin with mixer tap, w.c, heated towel rail, shaver point, part tiled walls and window to the front.

Garden

To the front of the property there are mature shrubs and hedgerow borders and a patio area leads out from the conservatory.

Rear Garden

There is a large, enclosed rear garden, being mostly laid to lawn with patio area, enclosed by lap panel fencing, part hedging and side access.

Parking

There is ample off road parking for several vehicles including a caravan.

Double Garage 5.63m x 5.46m

With 'up and over' door, light and power connected.

Office

The property also benefits from an office behind the garage with a separate entrance door.

Situation

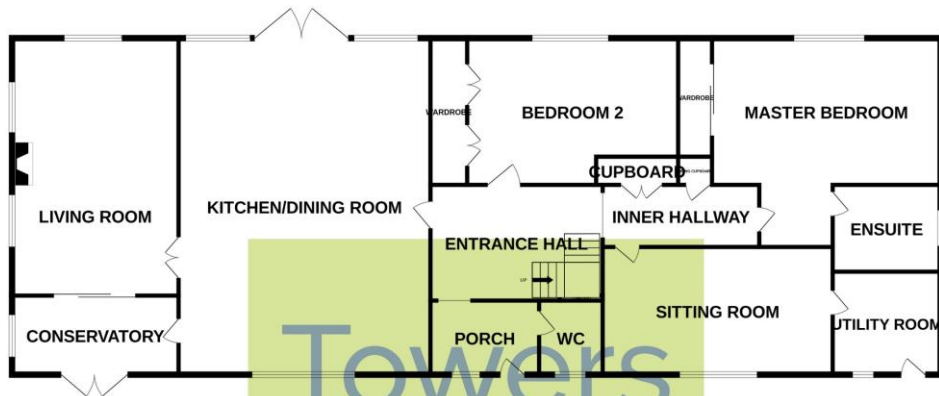
The popular village of South Petherton offers a variety of facilities including; Boutique stores, butchers, bakery, green grocers, florist, pharmacy, Co-op, public house, two cafes and London Restaurant Holme. The St David Hall hosts concerts and Blake Hall is a community hall. The village has thriving community spirit and welcomes annual Falk festival and others events throughout the year, offering a variety of music, arts and culture. Local schooling at both South Petherton C of E infant and pre-school and South Petherton Junior School have been rated outstanding by Ofsted. The village has excellent links to both the A303, A30 and M5.

Agents Note

The property benefits from thermal hot water panels and a heat recovery system.



GROUND FLOOR



1ST FLOOR



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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