

# Towers Wills

Town & Country

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2, Rope Walk, Martock, Somerset TA12 6HZ

**£475,000**

Towers Wills are pleased to present this extended, detached family home situated in a popular area of Martock. The property offers a fantastic open plan kitchen/diner, study, lounge, downstairs WC, utility room, integral garage, four double bedrooms with master ensuite, family bathroom, pleasant rear garden and ample driveway parking to the front. Please contact Towers Wills to arrange a viewing.

## Entrance Hall

Double glazed door to the front, double glazed window to the front, radiator and cupboard.

## W.C

Double glazed window to the front, wash hand basin, w.c and heated towel rail.

## Lounge 5.02m x 4.11m – maximum measurements

Double glazed window to the front, three double glazed windows to the sides, two radiators, electric feature fireplace and double doors leading to the study.

## Study 3.57m x 2.95m – maximum measurements

Double glazed French doors to the rear and radiator.

## Open Plan Kitchen/Diner 6.69m x 4.81m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with one and a half bowl sink drainer, breakfast bar, two radiators, two integrated electric ovens, space for American style fridge freezer, integrated dishwasher, integrated induction hob with extractor over, double glazed window to the rear, two double glazed skylights to the rear and double glazed French doors to the rear garden.

## Utility Room 2.67m x 2.89m – maximum measurements

Work surfacing with one bowl sink drainer, space for washing machine, double glazed window to the rear, central heating boiler, radiator, space for under counter fridge and under counter freezer and internal door to the garage.

## Garage 5.13m x 2.56m – maximum measurements

With electric roller door to the front, power and light.

## First Floor Landing

Includes airing cupboard with water cylinder, two radiators, loft hatch and two double glazed windows to the front.

## Bedroom One 3.47m x 2.84m – maximum measurements

Double glazed window to the front, radiator and fitted wardrobes.

## En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the side, heated towel rail and under floor heating.

## Bedroom Two 3.43m x 4.24m – maximum measurements

Two double glazed windows to the rear, freestanding wardrobe and radiator.

## Bedroom Three 2.53m plus door recess x 5.40m – maximum measurements

Double glazed window to the rear, double glazed porthole window to the side and two radiators.

## Key Features

- Extended
- Popular Village Location
- Four Double Bedrooms
- Open Plan Kitchen/Diner
- Integral Garage
- Ample Parking
- Rear Garden

## Contact Us

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**Bedroom Four** 3.44m x 3.34m – maximum measurements

Double glazed window to the rear and radiator.

**Bathroom**

Suite comprising bath, low level shower cubicle, wash hand basin, w.c, double glazed window to the front and two heated towel rails.

**Rear Garden**

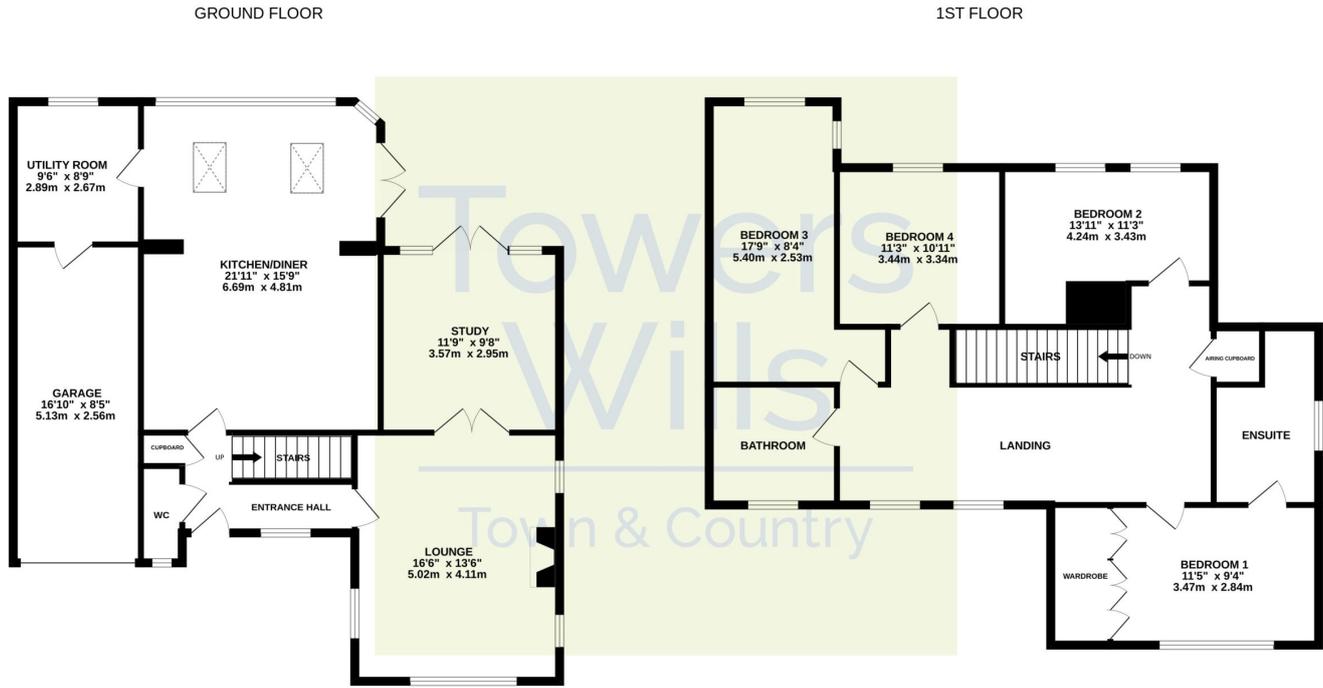
The rear garden is largely laid to lawn with planted beds, wooden sheds, side gate, outside tap and power.

**Front Garden**

To the front of the property is driveway parking and planted beds.



# Floor Plan



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