



36 Dabinett Close, Norton Fitzwarren, Taunton TA2 6RT
£210,000

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A stunning and excellent sized 3 bedroom semi detached house with a detached garage and a generous size plot. Superbly appointed throughout including a fabulous family kitchen/dining room and a master bedroom with ensuite shower room. Energy Rating: C-78

THE PROPERTY

Constructed by reputable local builders, West of England Developments approximately eight years ago to a particularly attractive design featuring reconstructed stone elevations and uPVC double glazed windows, this is an extremely well appointed and spacious property. The accommodation includes a downstairs cloakroom and master bedroom with en-suite shower room. To the outside there is a side driveway leading to a good size garage. There is an enclosed front garden and a nice size rear garden. Norton Fitzwarren is a thriving village with a rejuvenated village centre now offering a modern general store, vets, doctors surgery and pharmacy. Taunton town centre is approximately 3 miles distant.

Substantial hardwood front entrance door into:

Entrance hall ceramic tiled floor, stairs to first floor with understairs storage cupboard, ceramic tiled floor, radiator.

Cloakroom white suite comprising low level wc and pedestal wash hand basin with tiled splashback, ceramic tiled floor and radiator.

Kitchen/Dining Room 22' 3" x 11' 6" (6.78m x 3.50m) reducing to 7' 8" (2.34m) a superb family room with ceramic tiled floor and fitted with an extensive range of oak wall and floor storage cupboards incorporating drawers, rolled edge work surfaces and tiled splashbacks, integrated appliances include a dishwasher, refrigerator, freezer, stainless steel gas hob with stainless steel extractor hood over and double electric oven beneath. Wall mounted gas fired boiler supplying central heating and hot water, kick space fan heater, uPVC double glazed sliding patio doors opening to rear garden, tv and telephone points, recessed low voltage lighting, plumbing for washing machine and space for tumble dryer, radiator, coved ceiling.



Sitting Room 15' 0" x 12' 3" (4.57m x 3.73m) lovely chandelier central light included, tv and satellite aerial points, telephone point, coved ceiling, radiator.

First Floor Landing coved ceiling, access to partially boarded and insulated roof space, airing cupboard with lagged hot water tank and immersion heater.

Bedroom 1 13' 0" x 11' 6" (3.96m x 3.50m) tv point, telephone point, coved ceiling, radiator and door into:

En-suite Shower Room tiled shower enclosure with folding door and Grohe thermostatically controlled shower, folding door, pedestal wash hand basin, low level wc, ceramic tiled floor, small light/electric shaver point, extractor fan, radiator.

Bedroom 2 13' 0" x 9' 2" (3.96m x 2.79m) coved ceiling, tv point, built-in storage cupboard/wardrobe, radiator.

Bedroom 3 9' 0" x 7' 9" (2.74m x 2.36m) a good size third bedroom with a coved ceiling, telephone point, radiator.

Bathroom fully tiled floor and fitted with a white suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level wc, tiled splashbacks, extractor fan, electric shaver point, radiator.



Outside A brick pavier driveway with parking for 2/3 vehicles leads to the DETACHED GARAGE 18'8 x 9'2 with up and over door, power points, electric light and side personal door. The front garden is laid to lawn and enclosed by metal railings and a mature privet hedge. A timber gate between the house and the garage leads into the good size rear garden which comprises a paved patio area with level lawn and with a large timber decked area at the end of the garden with a pergola. The rear garden is enclosed by timber fencing and includes a cold water tap.

Directions From the centre of Taunton proceed along North Street passing Debenhams on your left hand side. Pass over the river and through the next two sets of traffic lights onto Staplegrove Road. Follow this road until eventually reaching a mini roundabout and turn left here signposted Minehead A358. Follow this road and proceed straight over two roundabouts and on entering Norton Fitzwarren village take the first turning right into Blackdown View. Take the first turning right into Vilberie Close and then turn first left into Dabinett Close where the property can be found at the very end of the cul-de-sac.

1ST FLOOR
APPROX. FLOOR
AREA 522 SQ. FT.
(48.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1044 SQ. FT. (97.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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