



3 Prowses Meadow Kingdom Lane, Norton Fitzwarren, Taunton TA2 6QP
£400,000

GIBBINS RICHARDS 
Making home moves happen

An exceptional and highly versatile five-bedroom detached residence, offering substantial family accommodation together with an impressive self-contained annexe.

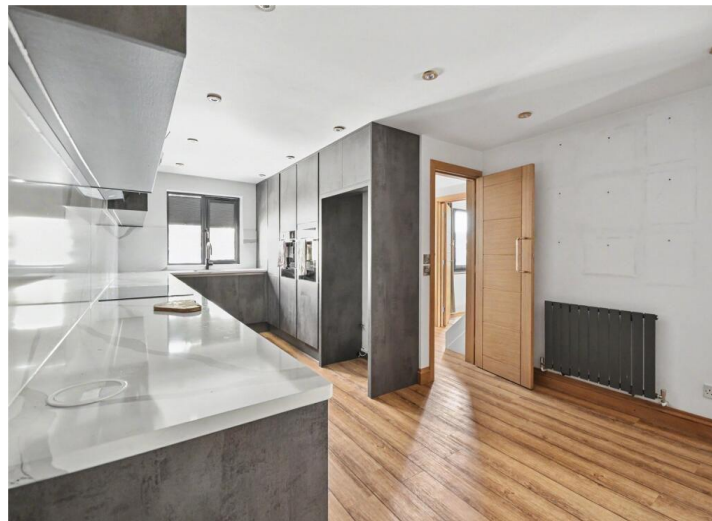
Tenure: Freehold / Energy Rating: B / Council Tax Band: D

The main house is entered via a welcoming entrance hall, with stairs rising to the first floor. To one side is a comfortable separate lounge, while the heart of the home is the stylish contemporary kitchen, complete with a central island and generous workspace. This opens into the dining area and continues through to a substantial conservatory, creating a bright and sociable living space overlooking and providing access to the garden.

The ground floor is further complemented by useful utility facilities. Upstairs, the main house provides four bedrooms. The principal bedroom benefits from its own en-suite facilities, while a second bedroom also enjoys an en-suite, making it ideal for older children or guests. Two further bedrooms and a well-appointed family bathroom complete the first-floor accommodation.

A major feature of the property is the substantial self-contained annexe, which has been thoughtfully designed to provide genuinely independent accommodation while remaining connected to the main home. It comprises an impressive open-plan lounge/dining room, its own fitted kitchen, a generous double bedroom, shower room and separate utility area. Situated within a sought-after area of Taunton, this is a rare opportunity to acquire a distinctive and flexible family home.

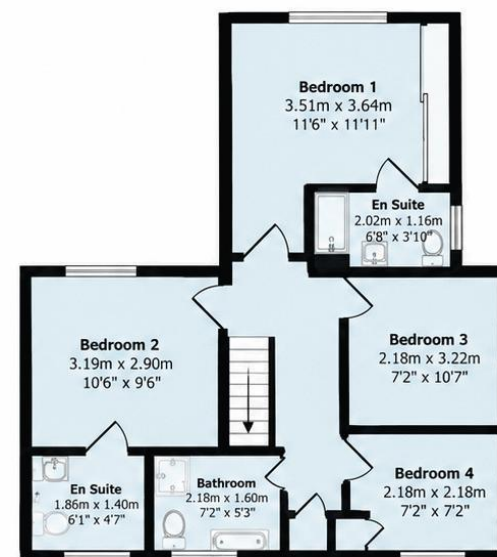
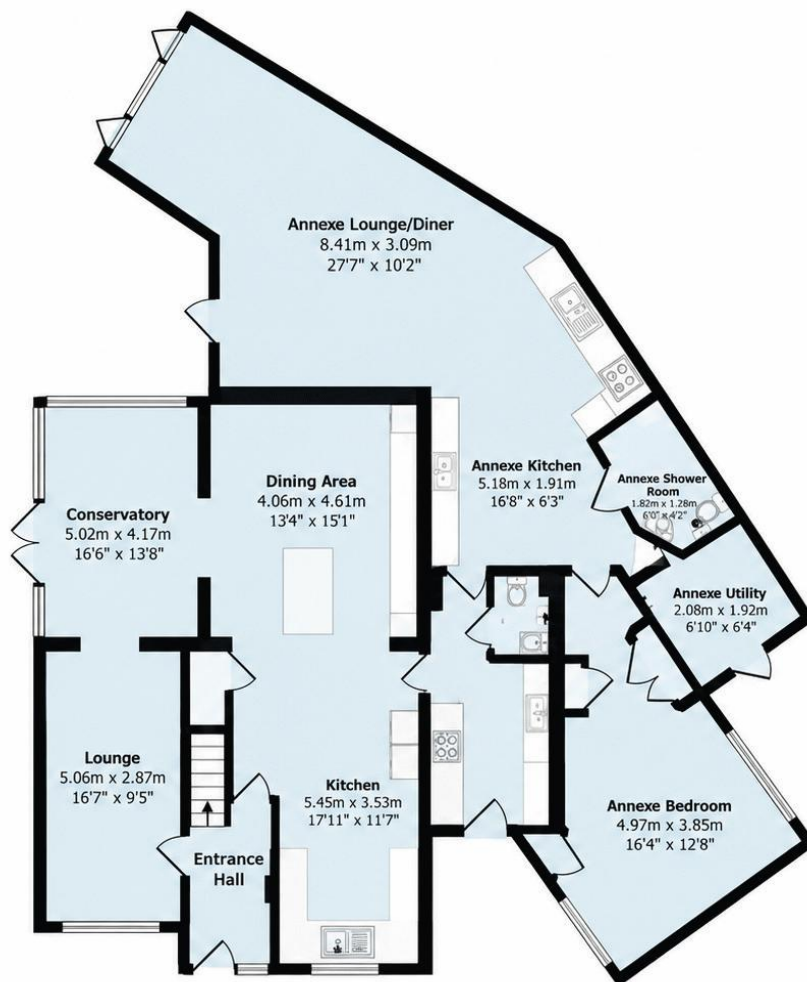
4 Bedroom Detached Residence
Impressive Self-Contained One Bedroom Annexe
Ideal for Multi-Generational Living
Stylish Kitchen with Central Island
Two En-Suite Bedrooms Plus Family Bathroom
Generous Living Space with Large Conservatory
Driveway Parking
NO ONWARD CHAIN





Lounge	16' 7" x 9' 5" (5.05m x 2.87m)
Entrance Hall	
Kitchen	17' 11" x 11' 7" (5.46m x 3.53m)
Dining Area	13' 4" x 15' 1" (4.06m x 4.59m)
Conservatory	16' 6" x 13' 8" (5.03m x 4.16m)
Annexe Lounge/Diner	27' 7" x 10' 2" (8.40m x 3.10m)
Annexe Kitchen	16' 8" x 6' 3" (5.08m x 1.90m)
Annexe Shower Room	6' 0" x 4' 2" (1.83m x 1.27m)
Annexe Utility	6' 10" x 6' 4" (2.08m x 1.93m)
Annexe Bedroom:	16' 4" x 12' 8" (4.97m x 3.86m)
Bedroom 1	11' 6" x 11' 11" (3.50m x 3.63m)
Ensuite	6' 8" x 3' 10" (2.03m x 1.17m)
Bedroom 2	10' 6" x 9' 6" (3.20m x 2.89m)
Ensuite	
Bedroom 3	7' 2" x 10' 7" (2.18m x 3.22m)
Bedroom 4	7' 2" x 5' 3" (2.18m x 1.60m)
Bathroom	





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 £40 + VAT (£48) **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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