

SOLD STC

£329,995 Freehold



# Stutts End, Cotford St Luke, Taunton, Somerset, TA4 1NX

£329,995  
Freehold

- Beautifully Presented Three Bedroom Detached Home
- Situated in a Peaceful Cul-De-Sac
- Finished and Upgraded to a Very High Standard
- Large Open Plan Kitchen/Diner
- Living Room with Wood Burner
- Under-Floor Heating
- Low Maintenance Garden
- Outdoor Cabin/Studio



## PROPERTY DESCRIPTION

Newton King are delighted to offer the market, this beautifully presented three bedroom detached home situated in a peaceful position within a quiet cul-de-sac in Cotford St Luke. The property has been finished and upgraded to a very high standard by the current owners, and benefits from under-floor heating, oak doors, bespoke solid oak stairs, a brand new Glow worm combi boiler & spacious living throughout.

The property downstairs comprises: Entrance hall, downstairs WC, open-plan kitchen/diner with tiled oak effect flooring and under-floor heating, pantry & additional double storage cupboard, granite worktops, a range of appliances including: Smeg dishwasher, Rangemaster cooker, Beko washing machine, light and airy living room complete with wood burner.

Upstairs you will find three bedrooms, bedroom one has a walk-in wardrobe and bedroom two provides another good sized double room, the third bedroom makes an ideal single/office room. Lastly there is a fantastic feature bathroom offered with an electric Velux window, antique style bath, underfloor heating, tiled walk in shower, modern hand basin & toilet and fitted cupboard.

To the rear of the property, there is a well maintained two tiered garden with patio & steps leading to astro turfed area accommodating the outdoor studio/cabin. Furthermore the garden provides rear access to a green area, providing a perfect option for dog walking. To the front, the property offers a single garage/ workshop and two allocated parking spaces.

Council Tax Band D, EPC rating TBC.

Please contact Newton King between the hours of 9am-6pm to arrange a fully accompanied viewing.

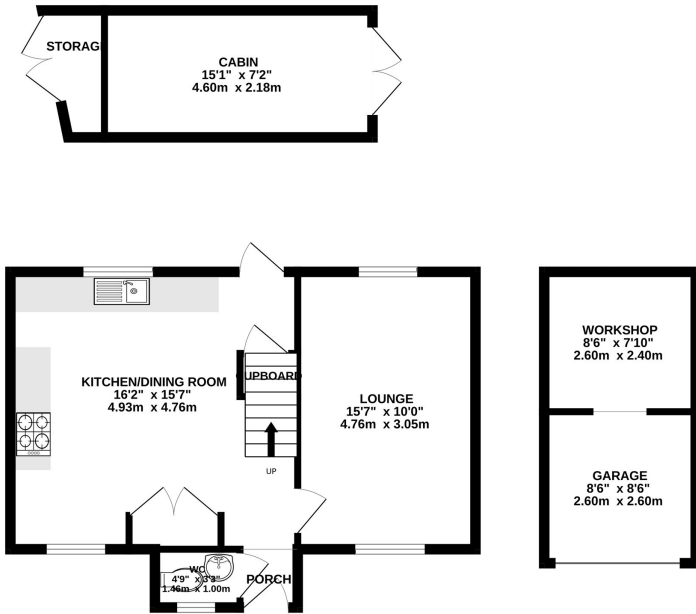




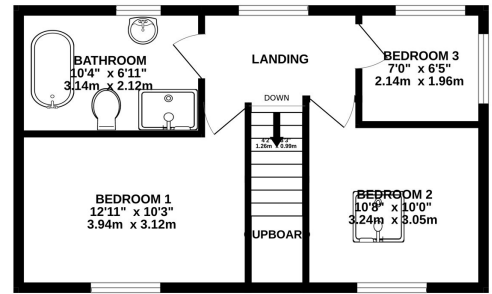
# FLOORPLAN

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GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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