



Dragon Rise, Norton Fitzwarren Taunton TA2 6FA

welcome to

Dragon Rise, Norton Fitzwarren Taunton

Fox and Sons are delighted to bring to the market this four-bedroom semi-detached home. A high level of interest is anticipated so call our office today to book your viewing!

This beautifully presented four-bedroom semi-detached home, situated on Dragon Rise, offers a modern living space throughout. Presented to a high standard, this family home is ideally suited to anyone seeking a low-maintenance property ready to move into.

To the Ground Floor the accommodation briefly comprises an Entrance Hall which leads into the front aspect Lounge. Also off the Entrance Hall is a Downstairs Cloakroom. To the rear of the Ground Floor is the Kitchen/Diner, with French doors leading out onto the enclosed rear garden, this is the perfect space for family dining or entertaining. A further benefit is a Utility Room off the Kitchen area.

To the First Floor, there are Four good sized Bedrooms, the Master benefiting from an En-Suite Shower Room, alongside a Family Bathroom. The Loft Space is partially boarded and insulated.

Externally, this property needs to be viewed to fully appreciate the low-maintenance garden which has a patio area and Astro-turf area. The Garden Room/Studio/Office could be used for a variety of purposes and has the added benefit of an adjoining shed. To the front of the property, there are two allocated parking spaces.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Entrance Hall

Radiator. Understairs cupboard. Staircase rising to First Floor Landing.

Lounge

14' 8" x 11' 11" (4.47m x 3.63m)
Carpeted. Radiator. Front aspect window. Feature wall.

Cloakroom

Wood laminate flooring. Radiator. WC and wash hand basin.

Kitchen/Dining Room

18' 9" x 11' (5.71m x 3.35m)
Wood laminate flooring. Integrated Fridge/Freezer, Integrated Dishwasher, Electric Oven and Gas Hob. A range of wall and base units with work surface over. One and a half stainless steel sink with drainer, mixer tap over. Rear aspect window. French doors leading to rear garden. Space for dining table and chairs. Boiler.

Utility Room

6' 6" x 4' 6" (1.98m x 1.37m)
Radiator. Space and plumbing for washing machine. Shelving. Base units with work surface over. Stainless steel sink and drainer with mixer tap over.

First Floor Landing

Carpeted. Radiator.

Loft Space

Partially boarded. Insulated.

Bedroom One

11' 11" x 10' 9" (3.63m x 3.28m)
Double Bedroom. Carpeted. Radiator. Front aspect window.

En-Suite

Wood laminate flooring. Panel walls. Towel rail. Suite comprising shower, WC and wash hand basin.

Bedroom Two

11' x 9' 3" (3.35m x 2.82m)
Double Bedroom. Carpeted. Radiator. Rear aspect window.

Bedroom Three

11' x 9' 6" Max (3.35m x 2.90m Max)
Large Single/Small Double Bedroom. Carpeted. Radiator. Rear aspect window.

Bedroom Four

8' x 7' 4" (2.44m x 2.24m)
Single Bedroom. Carpeted. Radiator. Front aspect window.

Bathroom

Wood laminate flooring. Panel walls. Radiator. Suite comprising bath with shower over, WC and wash hand basin.

Rear Garden

Side access. Astro-turf. Patio area.

Garden Room/Studio/Office

15' 8" x 9' 7" (4.78m x 2.92m)
Large Garden Room. Wood laminate flooring. Power. Two windows. French doors.

Storage Shed

Windows and door.

Parking

Two parking spaces either side of partition.



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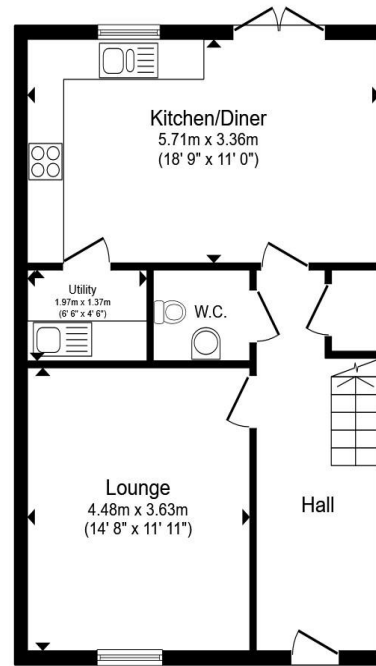
Dragon Rise, Norton Fitzwarren Taunton

- Four Bedrooms
- Garden Room/Studio/Office
- End of Cul-De-Sac Location
- Desirable School Catchment Area
- Enclosed Rear Garden

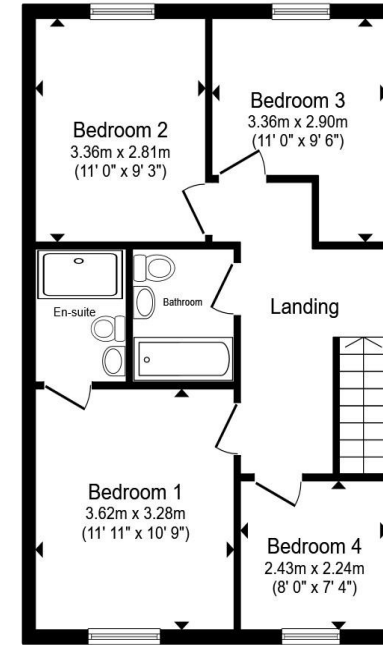
Tenure: Freehold EPC Rating: C

Council Tax Band: D

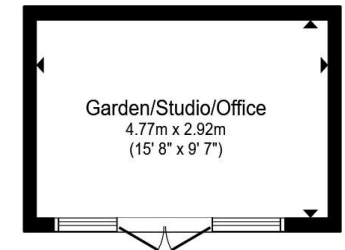
£360,000



Ground Floor



First Floor



Outbuilding

Total floor area 121.0 m² (1,302 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TAU109549 - 0003

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