



21 Manor Park, Norton Fitzwarren, Taunton TA2 6SG
£380,000

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Presenting this spacious four-bedroom semi-detached home in the sought-after area of Norton Fitzwarren. Originally built in the 1980s, this well-maintained property has been thoughtfully extended above the garage to create a generous fourth bedroom with an en-suite, spanning the full width of the house. The addition provides versatile living space, perfect for families or those needing extra room. Inside, the welcoming entrance hall leads to a bright and airy lounge, a modern kitchen diner that opens onto the stunning south-facing garden, and a versatile utility/snug area that extends into the garage, offering added practicality and comfort. Upstairs, you'll find three well-sized bedrooms along with a modern family bathroom, while the extended fourth bedroom above the garage features an en-suite, providing a private retreat. Externally, the property boasts a beautiful, south-facing, low-maintenance garden and offers ample privacy. The home benefits from parking for approximately four small cars.

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

Located within walking distance of local amenities such as shops, pubs, a doctor's surgery, pharmacy, and primary school, this home also offers excellent transport links to nearby Taunton. Heating is supplied by a modern gas combination boiler, ensuring efficient warmth throughout.

EXTENDED 4 BEDROOM HOME
SOUTH FACING GARDEN
PARKING FOR 3/4 CARS
LOW MAINTENANCE GARDEN
CLOSE TO LOCAL AMENITIES
WARMED BY GAS CENTRAL HEATING
QUITE CUL DE SAC LOCATION





Entrance Hall

Sitting Room	15' 2" (max) x 14' 5" (4.63m x 4.39m)
Kitchen/ Diner	17' 11" (max) x 9' 3" (5.45m x 2.81m)
Reception Room	9' 11" (max) x 7' 7" (3.01m x 2.31m)
Utility Room	9' 11"(max) x 10' 10" (3.01m x 3.3m)
Garage Space	9' 11" (max) x 2' 6" (3.01m x 0.76m)
Master Bedroom	9' 11" (max) x 18' 2" (3.01m x 5.53m)
Ensuite to Master	6' 10" (max) x 5' 6" (2.09m x 1.67m)
Bedroom 2	10' 11" (max) x 12' 6" (3.34m x 3.80m)
Bedroom 3	10' 11" (max) x 8' 10" (3.34m x 2.70m)
Family Bathroom	8' 1" (max) x 5' 10" (2.46m x 1.77m)
Bedroom 4	6' 11"(max) x 8' 4" (2.11m x 2.55m)
Outside	South facing rear garden Parking in front of the property for 3/4 cars.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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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.

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