

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



14 MAPLE DRIVE, SOMERTON, SOMERSET, TA11 6FS



**14 MAPLE DRIVE,
SOMERTON, SOMERSET, TA11 6FS**

Glastonbury 8 miles, Street 6 miles, Langport 4 miles. Castle Cary 10 miles (Paddington 1.5 hours). Yeovil 12 miles (Waterloo 2.5 hours). Taunton/M5 (J25) 16 miles. A303 3.5 miles (Distances & times approximate).

A handsome, double fronted, spacious and wonderfully versatile detached family home that was built in 2021 and further extended by the current owners to create an additional second floor. The property further benefits from the remainder of its NHBC guarantee.

Across the two upper floors, the property offers five good size bedrooms as well as an additional dressing room/office or potential 6th bedroom, and two bathrooms (including master en-suite).

On the ground floor the living accommodation comprises a dual aspect sitting room, a stylish and well-appointed kitchen/breakfast room with separate utility, and a very handy ground floor cloakroom.

Outside, the property offers a generously proportioned, private rear garden with the addition of a large summer house, which is fully insulated and connected, and is currently being used as an ideal home office.

To the rear is a single garage with extra storage space, as well as driveway parking for two vehicles. Additional visitor parking is also situated within close proximity. The property sits on an enviable corner plot with a pleasant outlook over the communal recreational area.

Location

Maple Drive is pleasantly situated on the popular Bloor Homes 'Somerton Mead' residential development, on the edges of Somerton. The property occupies a pleasant position, with an open outlook over the pretty central green.

Somerton itself is within easy reach of the surrounding towns including Glastonbury and Street to the north, Castle Cary to the east and Yeovil to the south. This thriving town has many independent shops, lots of sporting, social and other clubs, associations and a friendly community.





Accommodation

Approaching from the front, the front door with arched storm canopy opens onto a very welcoming hallway. To the left is the spacious kitchen/breakfast room with utility, and a handy ground floor cloakroom, whilst to the right is the spacious, dual aspect sitting room.

The kitchen/breakfast room also benefits from a dual aspect, with windows to the front and side and flood the kitchen with natural light, whilst French doors open out onto the garden.

Within the kitchen there is plenty of space for a table and chairs, as well as a comprehensive modern range of fitted units and modern integrated appliances, including an AEG cooker, hob and extractor. A one and a half bowl ceramic sink and drainer and space for a dishwasher complete the kitchen, which provides a stylish, sociable and practical workspace.

From the kitchen, a door leads into the useful utility room where you will find space and plumbing for laundry facilities.

The sitting room is a generous size, with plenty of space for comfortable seating arrangements and a table if you choose. A window to the front enjoys an outlook over the communal green and play area, whilst a box window to the side allows for an abundance of natural light to flood the room from the westerly aspect.

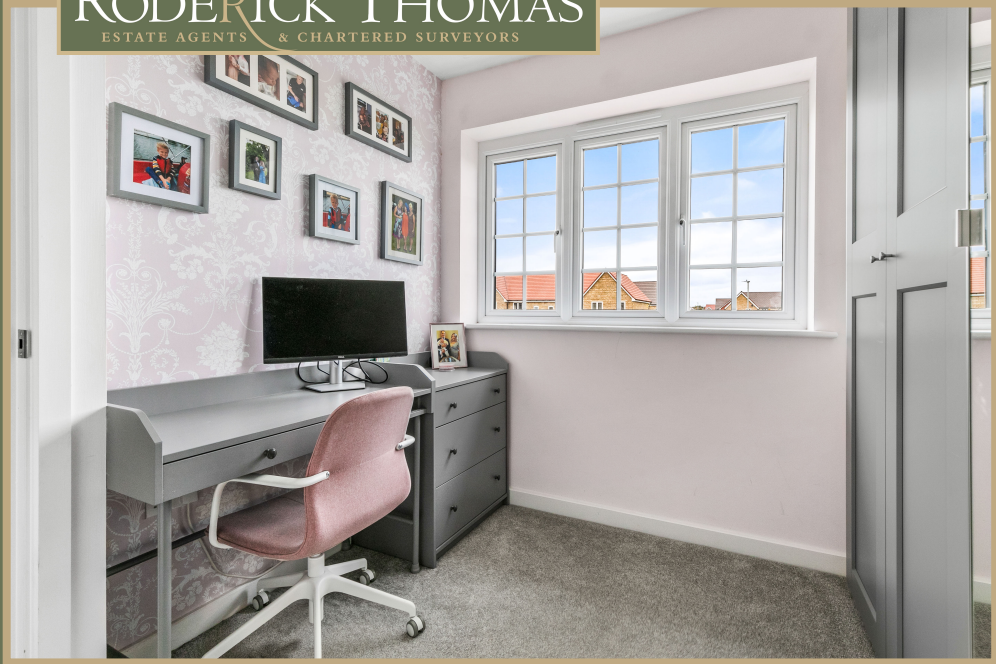
Upon the first floor there are 3 double bedrooms and a family bathroom, as well as a further versatile room which is currently being utilised as an office and dressing room but is equally beneficial as a 6th bedroom. The principal bedroom offers plenty of storage with mirror fronted fitted wardrobes, as well as an ensuite shower room.

The current owners have further enhanced the property by adding an additional second floor with two double bedrooms, both benefitting from Dormer windows to the front and Velux windows to the rear.

Outside

14 Maple Drive enjoys an enviable corner plot position on the development, with the rear garden being a generous size and affording a good deal of privacy. The garden is predominantly laid to lawn with composite decking leading off from the kitchen French doors, making it an ideal outside dining area.





Continued

A great addition to the property and situated within the rear garden, is the insulated, spacious wooden summer house/cabin which is currently set up as a home office and fully connected with lighting and power, lending itself well for a multitude of various uses.

Also within the rear garden, there is an area of bark with a children's playhouse and additional play equipment, as well as a handy lean-to running the depth of the property, to provide additional dry storage, perfect for bikes and other items. A pathway then leads from the property to the rear gated access, which opens out onto the garage and parking area.

Other Points

Freehold

Mains water, drainage and electricity all connected.

Gas central heating.

Council tax band E

EPC rating B

ABOUT THE AREA

Somerton was an important town in Roman times eventually became the capital of Wessex. It's now a thriving Market Town in the heart of Somerset yet with easy road access via the A303 road a few miles south and the main line rail station at Castle Cary. Somerton provides a wide range of local services including a small supermarket, Doctors Surgery, Library, Butchers, Newsagent, Chemist and Post Office. Close by are other small towns including Street, Glastonbury, Wells, Castle Cary, Yeovil and Sherborne whilst Bristol, Bath and Taunton are also within easy reach.

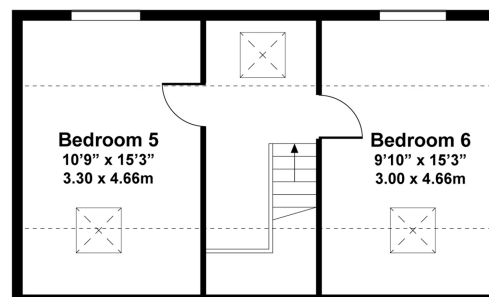
There are excellent state and independent schools locally which include a well-respected primary school in Somerton and secondary schools (and 6th form college) in Street and Huish Episcopi. Independent schools include, Millfield (at Street & Glastonbury), Hazelgrove, Wells Cathedral, Downside, All Hallows and the schools at Bruton and Sherborne. There are lots of good restaurants and pubs in the town and surrounding villages, and most sporting, cultural and social requirements can be met.



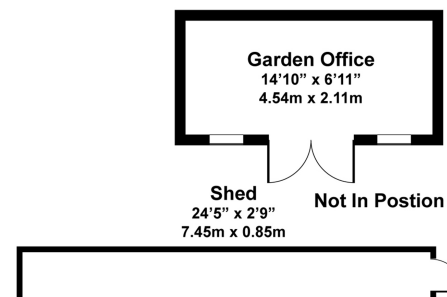
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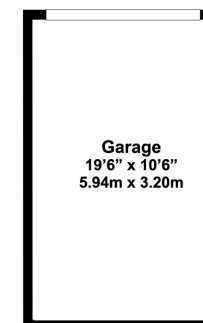
Max headroom
on Second Floor
of 2m / 6' 8"



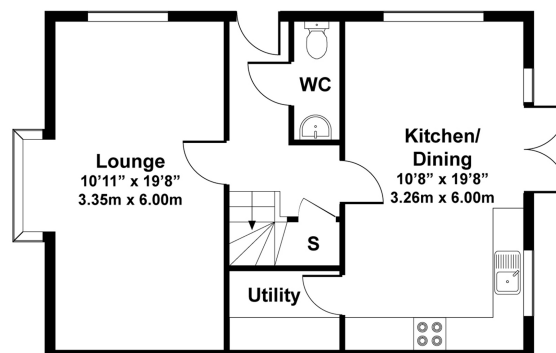
Second Floor



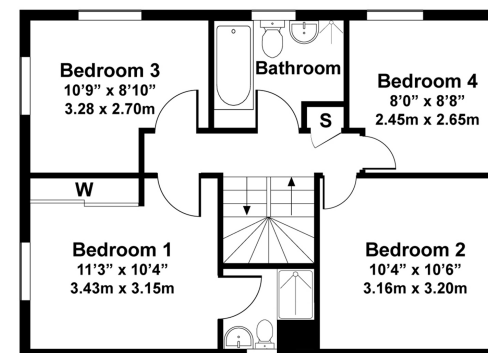
Not In Position



Not In Position



Ground Floor



First Floor

Approximate Gross Internal Area

Ground Floor: 560 sqft - 52 sqm
First Floor: 549 sqft - 51 sqm
Second Floor: 463 sqft - 43 sqm
Office: 97 sqft - 9 sqm
Shed: 65 sqft - 6 sqm
Garage: 205 sqft - 19sqm
Total: 1939 sqft - 180 sqm

This plan produced for Roderick Thomas and is not to scale and is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the details and measurements depicted there is no guarantee as to their veracity and no responsibility is taken for error, omission or misrepresentation or any of the details shown. Where room dimensions are not square, the measurements depicted are of the maximum length or width of the room and this may be taken into account when estimating the total floor area of the building. With the exception of eaves storage, Approximate Gross Internal Area includes fitted / built in cupboards, hallways and staircases. 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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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.

