



32 Lukes Close

32, Lukes Close, Wellington, TA21 8FF



SITUATION

This beautifully appointed home is situated on this popular development, just half a mile from the town centre where an excellent range of shopping, recreational and educational facilities can be found. The M5 motorway is accessible within one mile of the property and the County town of Taunton within six miles, where an even greater selection of facilities can be found, together with a main line rail link to London Paddington.

DESCRIPTION

Built by Bloor Homes in 2019, with remaining LABC warranty. This attractive double fronted family home offers spacious and flexible accommodation. The property is beautifully presented by our vendors and as such, an internal viewing is highly recommended to appreciate the quality and space on offer. In brief, the property comprises entrance hall, sitting room, office/playroom, spacious kitchen/dining/family room, utility, WC, four double bedrooms (two of which are ensuite), family bathroom, enclosed rear garden, parking & single garage with studio/store behind.

ACCOMMODATION

Pillared storm porch to front door and into the welcoming entrance hall with doors to all principal rooms, good storage and a staircase to first floor. Dual aspect office/playroom with bay window. A beautifully proportioned sitting room with window to the front. The kitchen is a large space with a range of grey gloss base and wall units, topped with granite work surfaces and upstands. Electric hob on central unit with extractor over. Space for fridge/freezer. Integrated dishwasher. High level double oven. Window to side and double doors to the garden. Door to utility with ample space for laundry appliances, worksurface, storage, boiler and window to side. The kitchen opens into the generous dining and family space with windows and French doors to the rear, combined with Velux roof lights in the tall vaulted ceiling, this room is flooded with light and a brilliant space for families and entertaining.

Upstairs the landing is galleryed and light with airing cupboard and doors to all rooms. All four

bedrooms are doubles with the master having a dressing area and ensuite shower room with window, large shower enclosure, wash hand basin and low level WC. Bedroom 2 has dual aspect windows, fitted wardrobes and an ensuite shower room with window, single shower enclosure, wash hand basin and WC. The remaining two bedrooms are both a good size, one with built in wardrobes. The family bathroom comprises bath with shower attachment, wash hand basin and WC.

OUTSIDE

Located on an enviable plot in this popular development, the property is set at the end of a small no-through road of just four properties. To one side of the property is the driveway, offering off road parking for two, access to the rear garden and an up and over door to the garage. The garage benefits from a pedestrian door to the garden and further door through to the store room.

The garden is mainly laid to lawn and offers a great space for BBQ's, entertaining and ample room for plants with raised beds and is fully enclosed by a brick wall and fencing.

SERVICES

All mains services. This property has the benefit of superfast Broadband (Ofcom). Mobile coverage limited inside & outside with EE,O2, Three and Vodafone (Ofcom). Annual Service Charge -approximately £225.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

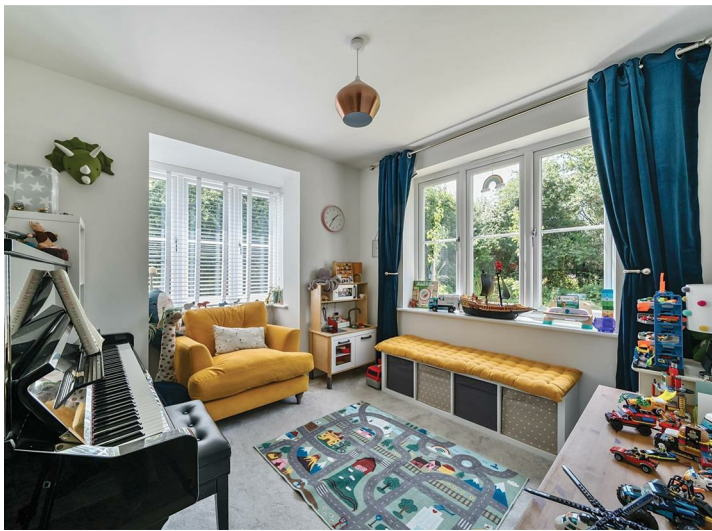
From our town centre office proceed in the Taunton direction passing through the traffic lights and continuing for approximately ½ a mile until you reach the roundabout. Take the first exit into Lillebonne Way, taking the second right into Maurice Jennings Drive. Continue to the bottom turning right into Proctor Road and right again into Lukes Close. Continue to the end of Lukes Close where the property can be found at the end of the no through road.

Town Centre 0.5 miles : M5 (J26) 1.5 miles
: Taunton 6.5 miles

A spacious and luxurious four bedroom family home, on this popular town fringe development.

- 4 Double Bedrooms (2 En-Suite)
- Family Bathroom
- Sitting Room & Office/Playroom
- Kitchen/Dining/Family Room
- Utility and Downstairs WC
- Mature Landscaped Garden
- Parking and Garage with Store
- Popular Location
- Freehold
- Council Tax Band E

Guide Price £515,000





Approximate Area = 1656 sq ft / 153.8 sq m

Garage = 292 sq ft / 27.1 sq m

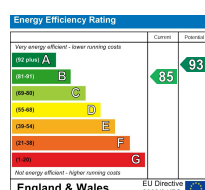
Total = 1948 sq ft / 180.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2025. Produced for Stags. REF: 1313515

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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