



GIBBINS RICHARDS 
Making home moves happen

22 Greenway Crescent, Taunton TA2 6NQ
£395,000

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A four bedroomed semi-detached home immaculately presented throughout and finished to a high standard. The accommodation consists of: entrance hall, sitting room with log burner, spacious open plan kitchen/diner, four first floor bedrooms with an en-suite to the master bedroom and separate family bathroom. Externally the property benefits from a driveway, low maintenance private garden and home office/studio.

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

This four bedroomed semi-detached property has been substantially extended and refurbished in recent years to deliver exemplary versatile accommodation. The open plan kitchen is finished to an exceptional standard to include a bespoke breakfast bar and benefits from built in appliances to include American Fridge Freezer, double wall hung oven, microwave and grill, integrated Espresso machine and Rapid Boil hot water tap. Greenway Crescent is conveniently located close to Taunton school as well as the mainline intercity railway station. The picturesque Quantocks Hills are a short drive away, whilst the town centre facilities are easily accessible.

SEMI-DETACHED HOME
FOUR BEDROOMS
FINISHED TO A HIGH STANDARD THROUGHOUT
LOG BURNER & GAS CENTRAL HEATING
LARGE KITCHEN/DINER
PRIVATE LOW MAINTENANCE REAR GARDEN
EN-SUITE SHOWER ROOM
DRIVEWAY PARKING
HOME OFFICE STUDIO
CLOSE TO A RANGE OF AMENITIES



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Entrance Porch	6' 5" x 3' 7" (1.95m x 1.09m)
Family Room	17' 2" x 11' 7" (5.23m x 3.53m) Feature brick fire surround with wood burning stove.
Open Plan Kitchen/ Dining Room	30' 0" x 14' 3" reducing to 9'8" (9.14m x 4.34m) Open Plan Kitchen 17' 1" x 14' 3" reducing to 11'2" (5.20m x 4.34m) Incorporating breakfast dining area. Double French doors opening to garden. Open Plan Dining 11' 5" x 9' 8" (3.48m x 2.94m) Double French doors opening to garden.
Galleried Landing	Storage Cupboard. Access to loft.
Bedroom 1	14' 4" x 9' 6" (4.37m x 2.89m)
En-Suite Shower Room	7' 6" x 2' 8" (2.28m x 0.81m) Walk-in shower.
Bedroom 2	13' 4" reducing to 10'4" x 8' 8" (4.06m x 2.64m)
Bedroom 3	11' 10" x 9' 0" (3.60m x 2.74m)
Bedroom 4	8' 11" x 8' 5" (2.72m x 2.56m)
Family Bathroom	6' 8" x 6' 7" (2.03m x 2.01m)
Outside	Paved driveway with off street parking and side access to main garden. Lazy lawn and patio areas with raised beds. Garden/Home Office 11' 4" x 9' 2" (3.45m x 2.79m) adjoining storage shed 9' 2" x 5' 5" (2.79m x 1.65m).



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GARDEN ROOM



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