

for sale

£340,000



## Irvine Close TAUNTON TA2 6UJ

A spacious FAMILY HOME in Staplegrove boasting FOUR BEDROOMS, driveway parking and GARAGE. Further features include a stunning REFITTED SHOWER ROOM, Snug and private rear garden. Excellent access to Taunton Station and the TOWN CENTRE. View now!





# Irvine Close TAUNTON TA2 6UJ

## Side Door

Leading into...

## Entrance Hall

A spacious entrance to the property with stairs rising to the first floor and an under-stairs cupboard. Wall-mounted radiator. Doors to the Lounge, Kitchen/Diner and W.C.

## Lounge

18' 6" x 11' 10" ( 5.64m x 3.61m )

A large reception room featuring a television point, telephone point and wall-mounted radiator. Two windows to the front aspect, one of which being a large bay-style.

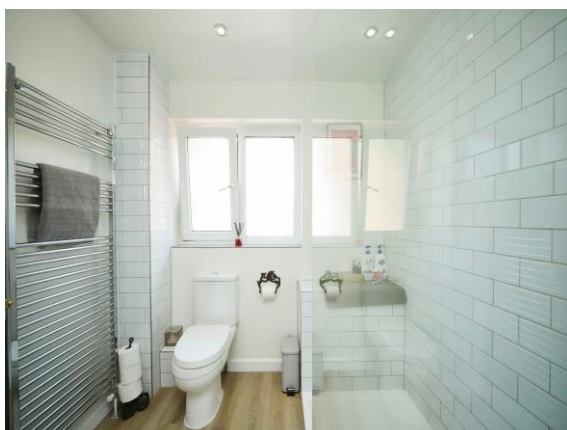
## W C

Low level WC and wash hand basin. Wall-mounted heated towel rail and window to side aspect.

## Kitchen / Diner

An 'L' shaped room with a range of fitted wall and base-mounted units. Work surfaces incorporating a sink with drainer and gas hob with cooker hood over. Built-in electric oven and small fridge. Recess and plumbing for a dishwasher. To the end of the Kitchen is a useful utility area with further work surfaces and plumbing for a washing machine. Wall-mounted radiator and doors to the rear garden and garage.

The dining area also has a wall-mounted radiator and an opening through to the...



## Snug

A versatile additional reception room featuring a wall-mounted radiator and sliding patio doors to the rear garden.

## First Floor Landing

Loft hatch leading to a boarded loft with fitted ladder and lighting. Doors to the Bathroom and all bedrooms.

### Bedroom 1

11' 1" x 9' 4" plus wardrobes ( 3.38m x 2.84m plus wardrobes )  
Built-in wardrobes, television point and wall-mounted radiator.  
Window to front aspect.

### Bedroom 2

11' 1" x 8' 7" ( 3.38m x 2.62m )  
Wall-mounted radiator and window to front aspect.

### Bedroom 3

8' 11" x 8' 1" ( 2.72m x 2.46m )  
Telephone point, wall-mounted radiator and window to rear aspect.

### Bedroom 4

7' 3" x 6' 8" ( 2.21m x 2.03m )  
Fitted wardrobes, wall-mounted radiator and window to rear aspect.

## Shower Room

A stunning refitted suite comprising a large walk-in shower with rainfall shower over, low level WC and wash hand basin. Wall-mounted heated towel rail, tiling and a window to side aspect.

## Rear Garden

The property benefits from a generous and private rear garden laid to a balance of block paving and lawn. Features include a metal storage shed, raised planters and a door into the garage.

## Garage

A single garage to the right hand side of the property with a tap, power sockets and up and over door to front. Single door to the garden.

## Parking

Driveway parking in front of the garage for multiple cars.







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### directions to this property:

From Taunton town centre head north along North Street and continue over the bridge along Bridge Street. Continue over the traffic lights onto Staplegrove Road. Proceed along this road up to the roundabout taking the first exit to continue along Staplegrove Road. Turn left shortly after onto Bindon Road. Continue along Bindon Road taking the second turning on the right for Hudson Way, immediately followed by the first left into Irvine Close.

To view this property please contact Connells on

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312188 - 0005

**Tenure:** Freehold

**EPC Rating:** C

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