

for sale

£300,000



Grafton Close Taunton TA2 8SE

Set in a peaceful CUL-DE-SAC in a MUCH FAVOURED RESIDENTIAL AREA on the north-eastern edge of Taunton, this well-proportioned and neutrally decorated THREE BEDROOM DETACHED FAMILY HOME is offered to the market with NO ONWARD CHAIN and benefits from OFF-ROAD PARKING and a GARAGE. Viewing is high!



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Front Door

Leading to...

Entrance Hall

A welcoming entrance hall with a radiator and doors leading into...

Lounge

A spacious lounge finished in neutral décor and offering ample space for a range of living room furniture. A particular feature is the attractive stone fireplace with hearth housing an inset electric fire, creating a focal point to the room. The lounge benefits from a large front-facing double-glazed window, a radiator and carpeted

flooring. A door leading into...

Kitchen / Dining Room

A bright and generously proportioned open-plan kitchen/diner, ideal for everyday living and entertaining. The kitchen is fitted with a range of ivory gloss wall and base units complemented by wood-effect worktops and tiled splashbacks, offering excellent storage and preparation space. There is a sink with a drainer set beneath a rear-facing window, plus a built-in oven and gas hob with built-in extractor fan above, with further space available for additional appliances.

The boiler is also located within the kitchen and was installed in January 2025, offering added reassurance for buyers.



The layout flows into a defined dining area, featuring a radiator, white fitted cabinetry, including glazed display wall units, adding both character and practical storage. With ample space for a family dining table, it's a sociable, well-zoned space for everyday living.

Conservatory

Accessed from the open-plan dining area, the conservatory is a bright and versatile addition with a glazed surround set on a brick base and a polycarbonate roof. Enjoying pleasant views over the rear garden, it provides an ideal seating space and features carpeted flooring and a door opening directly out to the patio.

Cloakroom

Fitted with a low-level WC and wall-mounted wash hand basin with a tiled splashback. Finished in neutral tones and benefiting from a frosted window for natural light and ventilation, plus a mirror-fronted cabinet for additional storage

First Floor Landing

A bright and practical first-floor landing, benefiting from a window providing natural light and offering loft access via a pull-down ladder. The loft is part-boarded and has lighting, making it ideal for convenient, usable storage.

Bedroom One

A double bedroom enjoying a bright front aspect double-glazed window. The room is finished in neutral décor and benefits from carpeted flooring and a radiator.

Bedroom Two

A further double bedroom, featuring a generously sized rear-

facing double-glazed window and a radiator.

Bedroom Three

Ideal as a guest room, nursery or home office, featuring a front-facing window providing plenty of natural light, carpeted flooring, and a radiator. The room also benefits from integrated storage.

Bathroom

A family bathroom finished with full-height tiling and comprising a walk-in shower enclosure with electric shower, pedestal wash hand basin and low-level WC. The room also benefits from a radiator and window for natural light and ventilation, plus fitted grab rails for added practicality.

Outside

Front Garden & Parking

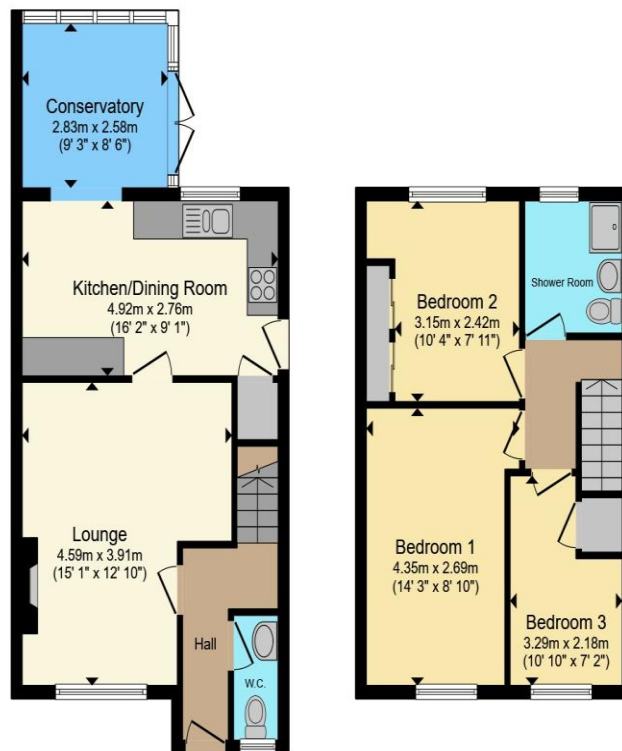
To the front, the property enjoys an attractive frontage with a lawned garden and established shrub borders, setting the home back from the road. A private driveway provides off-road parking and leads to the detached garage, which benefits from an electric up-and-over door, as well as power and lighting and a useful workbench-ideal for storage, hobbies or DIY.

Back Garden

The rear garden is a lovely, private space, featuring a patio seating area ideal for outdoor dining, leading onto a lawned garden with mature shrub borders. At the far end of the garden is a summer house with power and lighting, offering a versatile space for relaxing, hobbies or working from home, and the garden also benefits from a covered storage/work area, ideal for garden equipment and bikes. A pathway and side access complete this practical and enjoyable outdoor space.

Lettings





Ground Floor

First Floor

Total floor area 85.0 m² (915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: TTN313292 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

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