



Byways, Dipford Road



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Trull, Taunton, Somerset, TA3 7NN

Taunton Town Centre 2 miles.

An impressive, detached, 5-bedroom house which has been significantly modernised and extended to create a superb family home, surrounded by gardens with driveway and garage and situated in one of Taunton's most popular locations.

- Stunning 5-bedroom, detached house
- 2 receptions and garden room
- Double glazing and gas central heating
- Garage and ample off-road parking
- No onward chain
- Superbly extended and upgraded
- Ground floor guest suite
- Private front and rear gardens
- Excellent school catchment
- Freehold, Council Tax Band F

Guide Price £635,000

DESCRIPTION

Byways is an individual, detached, family house which has been superbly upgraded and improved in recent years by the current owner. The house is situated in a private location within this highly sought-after area and offers well proportioned accommodation arranged over 2 floors, including 4 first floor bedrooms, ground floor guest suite, kitchen / dining room, sitting room, garden room and front porch. There is a superb, recently laid, quartz resin driveway which provides ample off-road parking, and a detached single garage and gardens to the front and rear.

SITUATION

The village of Trull has a highly respected primary school, village inn, church, memorial hall, village stores / post office and newly built community hall. The village is just a mile and a half from the centre of Taunton, with its excellent shopping centre with many of the well-known high street names, good range of state and independent schools, including Taunton School, King's and Queen's Colleges and the Richard Huish Sixth Form College and an 'out of town' complex which includes a cinema, many home improvement stores and supermarket. Taunton is also the home of the Somerset County Cricket Ground and has a number of popular golf courses, including Pickeridge set beyond Corfe Village.



ACCOMMODATION

There is an entrance porch leading to a main door with windows to 3 sides with a recently upgraded glass roof. It is beautifully light with oak parquet flooring and oak panelled doors with a WC, doors to the sitting room and kitchen / dining room, and stairs to the first floor. The sitting room again has parquet flooring, an open fireplace with inset woodburning stove and slate hearth, ceiling spotlights and patio doors to the front garden. Glazed doors lead to the garden room which is a recently upgraded room with windows on 3 sides and double doors that open onto a private rear patio and garden. There is an insulated roof with 2 velux windows providing an all year-round living space.

The kitchen has been fully fitted with a range of dark shaker style wall and base units, with built-in microwave and double oven, hob with extractor hood over, sink and breakfast bar. The flooring is part parquet and there are doors leading to a utility room and guest room. The guest room has sliding doors to an en-suite shower room and front aspect patio doors to the front.

On the first floor there is a light and spacious landing with built-in airing cupboard, which includes a recently upgraded hot water cylinder and shelved storage, and doors to bedrooms and bathroom with a picture window to the rear. The master bedroom is fitted with a comprehensive range of built-in wardrobes and has windows to front and rear and door to en-suite shower with WC and wash basin. There are 4 further bedrooms and a fitted family bathroom suite which is fully tiled with P-shaped bath with shower over, wash basin and WC.

OUTSIDE

A driveway which provides parking for 4/5 vehicles and leads onto a garage which has a large double glazed window to the side, light and power and an up and over door to the front. There are mature gardens to the front and rear of the property, with the front being laid to lawn and surrounded by hedgerows. The rear garden has a large lawned area with apple and plum trees, an aluminium greenhouse and a newly built timber shed. Both front and rear gardens have crazy paved pathways and patio areas.

DIRECTIONS

On entering Trull, turn right onto Dipford Road and follow the road around to the left. Byways can be identified after a short distance with a Stags For Sale Board on the right-hand side.

SERVICES

Mains gas, water, electricity and drainage. Broadband available: Standard, Superfast and Ultrafast ADSL. Mobile signal coverage: Voice and Data likely (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating: C.



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.



Approximate Gross Internal Area = 167.6 sq m / 1804.2 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1063832)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	80
EU Directive 2002/91/EC			

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