



23 Killams Green



# 23 Killams Green

Killams, Taunton, Somerset, TA1 3YQ

Taunton 1 Mile

An outstanding, modern detached house situated in the popular Killams Green. Five bedrooms, three bathrooms, sitting room, family room, dining room, kitchen/breakfast room, study and utility. Mature gardens, drive and double garage.

- Feature Master Bedroom Suite
- Four Further Bedrooms
- Four reception rooms
- Galleried Reception Hall
- Two Family Bathrooms
- Double garage and Off Road Parking
- Mature Front and Rear Gardens
- Double Glazing
- Freehold
- Council Tax Band G

Guide Price £660,000

## Description

23 Killams Green is an outstanding five bedroom detached house situated in the popular Killams area of Taunton.

## Situation & Amenities

The house sits in a wonderful plot situated on the popular Southern side of Taunton, only 2 Miles from the busy shopping centre and close to very good scholastic facilities. Also, nearby are local community stores, Blackbrook Sports Centre and Pickeridge golf club as well as junction 25 of the M5 motorway. Taunton town centre offers a superb selection of shops, bars, restaurants, the Brewhouse theatre and Somerset County Cricket Club.

## Accommodation

The property is beautifully presented and offers well-proportioned accommodation arranged over two floors. The entrance hallway includes a turning staircase to the first floor. Doors lead to the study, cloakroom, kitchen and sitting room. The study has a front aspect window and under floor heating. The downstairs cloakroom has a vanity unit with a fitted sink, low level WC and wash hand basin. The sitting room has a triple aspect with a feature fireplace and marble hearth and surround and inset wood burning stove, along with double doors opening out onto the garden and patio.



There is an opening through to a family room which opens into the dining room/conservatory. This room has a tiled floor and windows overlooking the garden along with French doors opening out onto the patio, and is served by an air conditioning/heating unit.

The kitchen is fitted with a range of painted wall and base units, plinth lighting, stainless steel mixer tap and sink, with tiled splash backs and integrated appliances including; double oven, microwave and four ring hob with a stainless extractor hood over. There is also a dishwasher and fridge and a window overlooking the rear garden with a door through to the utility room which is fitted with a range of wall and base units, with plumbing and space for washing machine and dryer and a double glazed door to rear garden and access through to the garage.

On the first floor there is a landing with doors off to the bedrooms. The grand master bedroom suite is fitted with a range of built in wardrobes, dressing table, under floor heating and ensuite which is fitted with a modern shower, tiled flooring, his and hers vanity sink units with heated illuminated mirrors, corner shower, WC vanity unit and window. There are four further bedrooms, all of a good size, with built in wardrobes in three of the bedrooms and underfloor heating. Both the family bathrooms are fitted with modern suites.

### Outside

Outside of the front of the property there is a brick paved and gravelled driveway with an area of lawn and mature planted trees and shrubs with access to an integral double garage which has electric up and over door, a gas boiler and a door to the utility room. The rear garden is private and is fenced on all sides with an area of lawn, summerhouse and a deep paved patio which runs along the length of the rear of the property with steps up to the lawn with deep planted herbaceous borders and the garden enjoys a south facing aspect.

### Directions

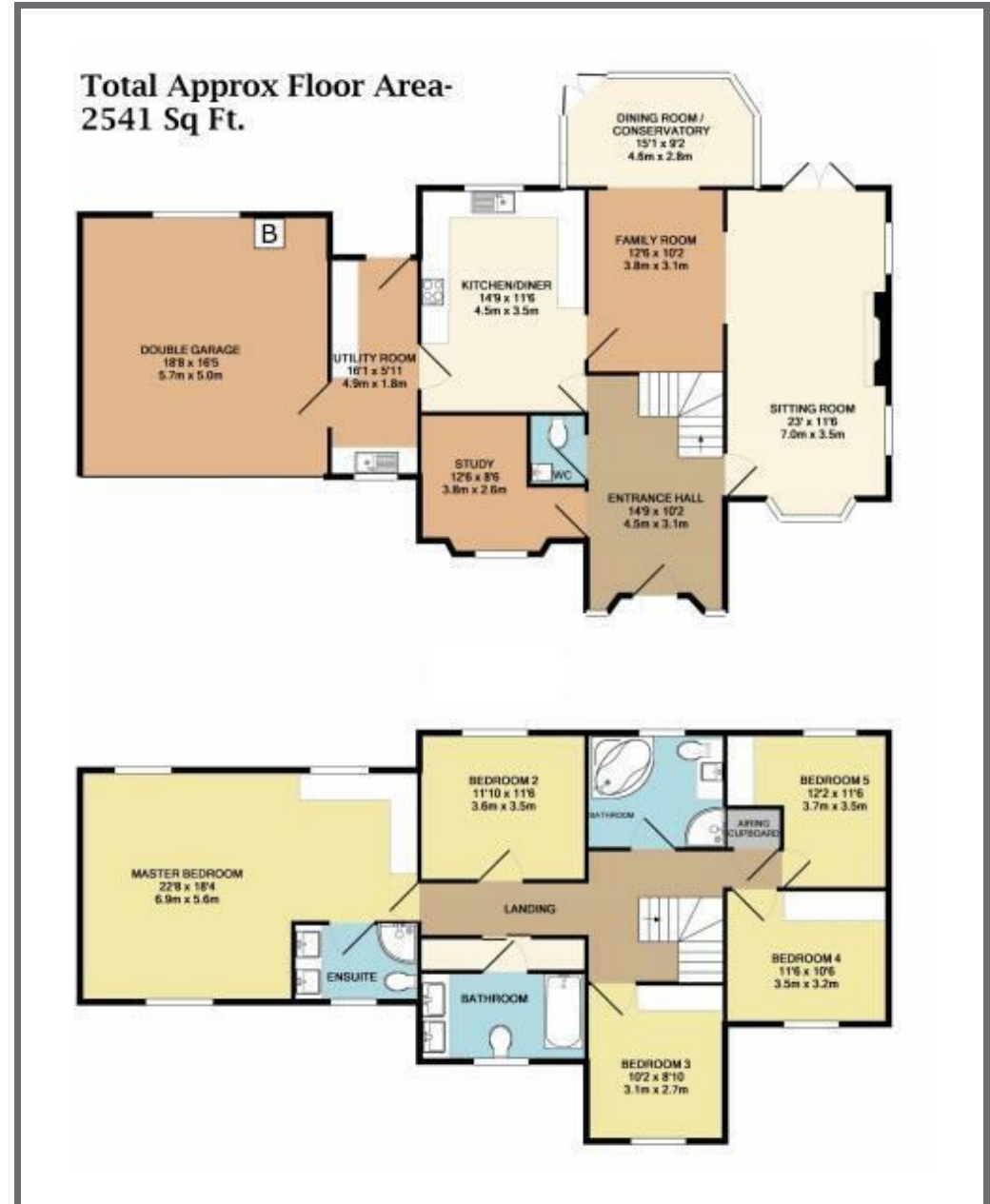
From Taunton proceed onto Shoreditch Road. After about 1.5 miles, take the turning right to Killam's Drive. Turn left into Killam's Avenue and after a short distance turn left into Killam's Green, go into the first Cul-de-sac on the left, and the house will be found on the right hand side.

### Services

Mains water, drainage, gas and electric.



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.



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		73	80
EU Directive 2002/91/EC			

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