



Grafton House



**STAGS**



# Grafton House

Sherford Road, Taunton, TA1 3QY

Taunton Town Centre 1.5 miles

This substantially extended detached house is located in one of Taunton's most sought after locations has gardens, off road parking and garage

- Superbly presented throughout
- 4 Bedrooms, 2 ensuite
- Utility and cloakroom
- Off road parking and garage
- Freehold
- Cleverly extended accommodation
- 2 Reception rooms, kitchen/dining room
- Wonderful gardens to front and rear
- Council Tax band D

Guide Price £550,000

## SITUATION

Grafton House is situated just off Trull Road in the popular Sherford area of Taunton and is perfectly situated within walking distance of Queens College and is within easy reach of Musgrove Park Hospital, Somerset College of Arts and Technology, Castle School and Parkwood junior school. Taunton town centre with its large range of shopping, leisure and scholastic amenities is only a short drive/shuttle bus ride away. The County town of Taunton also offers access via junction 25 to the M5 motorway and has a mainline railway station. The house is very close to lots of lovely walks.

## DESCRIPTION

Grafton House is a superbly extended modern detached house which occupies this superb position in the heart of Sherford on a no through road. The house is believed to have been built in the 1950's and has been cleverly extended in more recent times to provide well proportioned accommodation arranged over two floors. The house stands on a good sized plot with enclosed gardens to the front and rear with off road parking and garage to the front.





## ACCOMMODATION

The accommodation includes an entrance hall with stairs to the first floor. The sitting room centres upon an open fireplace with wood burning stove and front aspect window. There is an open plan kitchen dining room. The dining room having stripped wooden floorboards and front aspect window. The kitchen is fitted with a range of shaker style wall and base units, space for an electric cooker with extractor hood over, oak work surfaces with Belfast sink and space for dishwasher and window to side. Separate utility space with a range of units, worktop and sink and space for washing machine and fridge. There's a separate cloakroom and a family room with doors opening out on to the rear garden and terrace and a further door to the side of the property.

On the first floor there are four bedrooms, the master bedroom enjoys wonderful views over the rear garden and has an ensuite shower. There are three further good sized bedrooms, the second bedroom also having an ensuite shower and there is a family bathroom fitted with a modern suite.

## OUTSIDE

To the front of the house there is a tarmac driveway which provides parking for a number of vehicles and provides access to a single garage attached to the side of the property. The front gardens have been raised and include a number of specimen shrubs and trees. There is access around to the side of the house to the rear garden where there is a deep paved terrace which extends to provide seating areas. There is an area of gravel with raised beds leading on to the main area of lawn surrounded by planted herbaceous borders and includes a number of specimen trees and shrubs.

## DIRECTIONS

Proceed out of town along Corporation Street turning left at the first mini roundabout and immediately right at the second on to Park Street. Then you pass County Hall before going up Compass Hill taking the middle lane continuing straight in to Trull Road. Continue along Trull Road, straight on at the mini roundabout and take the second turning left into Sherford Road. Continue down to the bottom of Sherford Road and Grafton House can be found on the left identifiable by a Stags For Sale board.

## SERVICES


Mains drains, electricity, water and gas.





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.

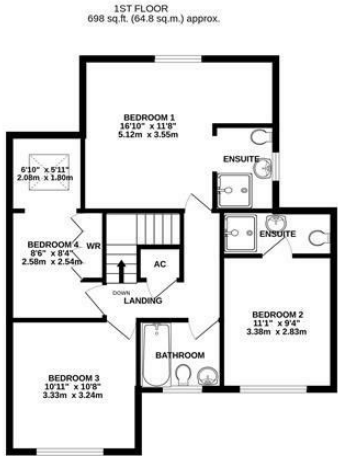


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 1607 sq. ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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