



38 Queens Drive



STAGS

38 Queens Drive

Trull, Taunton, TA1 4XW

Taunton Town Centre 1.5 miles

A well proportioned detached house with accommodation arranged over three floors including detached double garage, enclosed rear gardens situated in the ever popular south side of Taunton

- Entrance porch and hall
- Fitted kitchen and utility room
- Six bedrooms, two en-suite
- No onward chain
- Council Tax band F
- Two reception rooms
- Conservatory
- Double garage and off road parking
- Popular location
- Freehold

Guide Price £585,000

SITUATION

Queens Drive is regarded as one of the best residential addresses in Taunton, being only a mile South from the Town Centre, yet occupying a well-established and tucked away location with open fields and footpaths close by. The village of Trull is also within a mile with a good range of facilities including a popular primary school, recreation ground and independent shops. Queens College, Castle School and Musgrove Park Hospital are close by, and the Town Centre is easily accessible on footpaths through Vivary Park.

DESCRIPTION

38 Queens Drive is a substantial detached modern house which was built in the 1980's and has subsequently benefitted from a loft extension. The house has an attractive facade with mellow brick and render elevations under a pitched tiled roof with accommodation arranged over three floors. The gardens are a good size surrounded by mature trees and a detached double garage with off road parking.



ACCOMMODATION

A covered porch leads to an entrance hallway with stairs leading to first floor, door to downstairs cloakroom and doors to reception rooms. The sitting room centres upon a minster stone fireplace with windows to the front and sliding double doors to the rear conservatory and bi-folding doors which open through to the dining room which also has sliding double doors which open onto the conservatory. The conservatory enjoys views over the garden. The kitchen is fitted with a range of matching wall and base units, roll edge worktops with sink, four ring gas hob with extractor over, built in oven, plumbing and space for dishwasher, window overlooking the rear garden and door leading through to the utility room which has plumbing and space for washing machine, space for tumble dryer, sink, fitted units, window to rear and door to outside.

On the first floor the master bedroom has an en-suite with shower cubicle, washbasin and wc. There are a further three bedrooms and a family bathroom on this floor. Stairs lead up from the landing to the second floor where there are two attic rooms, one with en-suite.

OUTSIDE

To the front of the house there is a gravel parking area to the front and a garden to one side with a number of specimen shrubs and trees. The rear garden has a deep paved patio area which opens onto an area of lawn surrounded by deep planted herbaceous borders. A concrete path leads to the detached double garage which has twin up and over doors, pedestrian gate to side and access to a further gravel parking area which provides parking for a number of vehicles.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), mobile signal likely available outdoors (Ofcom) Please note the agents have not inspected or tested the services.

DIRECTIONS

From Taunton, proceed out of town onto Trull Road and just opposite Queens College turn left into Queens Drive. Follow the road to the bottom and before the bridge take the cul-de-sac on the right hand side and number 38 is the first house on the right hand side - identified by a Stags for sale board.



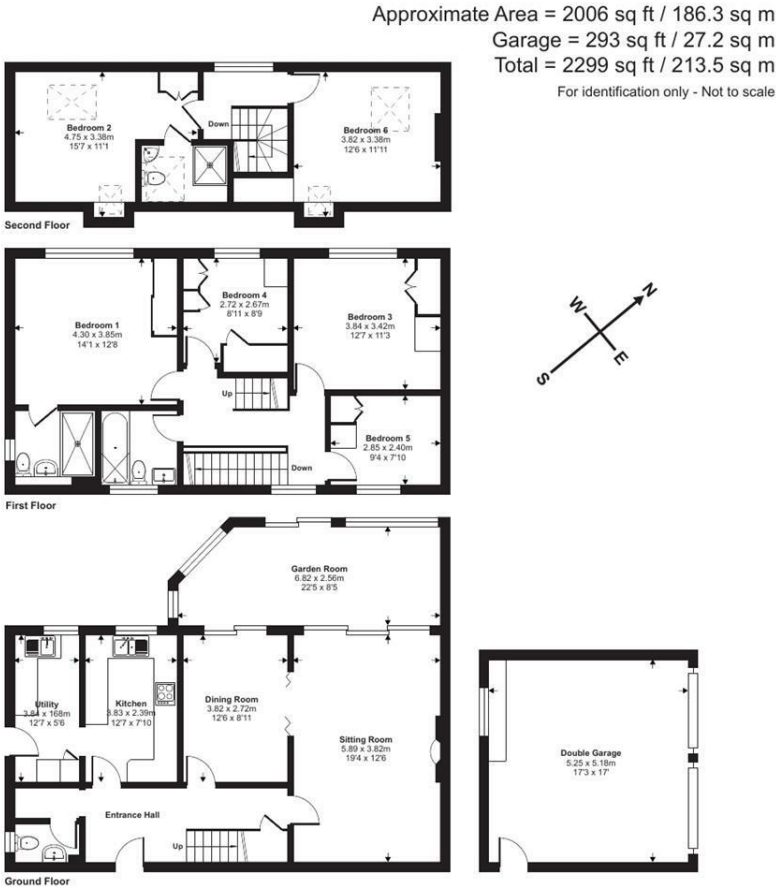
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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