



34, Iminster Road





# 34, Ilminster Road

, Taunton, Somerset TA1 2DR

Taunton 1.5 Miles

A superbly presented modern four-bedroom detached house with garage, landscaped gardens and upgraded accommodation.

- Upgraded Detached Family Home
- Open Plan Kitchen / Dining Room
- Four Bedrooms, Master En-Suite
- Fitted Family Bathroom
- Council tax band E
- Entrance Hallway with WC
- Dual Aspect Sitting Room
- Large Enclosed Gardens
- Garage & Off Road Parking
- Freehold

Guide Price £420,000

## SITUATION

Ilminster Road is located in a convenient location on the outskirts of town. The estate is private and within a small group of homes, which are approximately 15 years old. There is easy access to the M5 motorway via Junction 25 and there is easy access to the A38 and the A358 towards Ilminster. Taunton, the County town has a full range of shopping, educational and leisure facilities. There is a mainline railway station and the property is located in the popular Heathfield catchment area.

## DESCRIPTION

34 Ilminster Road is a beautifully presented modern four-bedroom detached family house that has been upgraded in recent years, to include the refitting of the kitchen and en-suite. The house has attractive mellow brick elevations under a pitched tiled roof.





## ACCOMMODATION

The accommodation includes an entrance porch with a door leading into the entrance hallway with a turning staircase to the first floor. There is a door to the downstairs cloakroom and doors to the reception rooms. The sitting room is dual aspect with double glazed French doors opening out onto the rear garden. There is an oil flame effect gas fire with surround. The dining room has a front aspect window and opens through to the kitchen / breakfast room, which has recently been refitted with a new kitchen and includes high gloss unit with integrated appliances including a fridge, freezer and dishwasher. There is a double oven, ceramic hob and solid granite work surfaces over. A door leads through to a separate utility room, which has matching kitchen units and plumbing and space for an automatic washing machine and a door leading out to the rear garden.

On the first floor, there is a galleried landing with four bedrooms. The master bedroom enjoys views over the garden and includes an en-suite shower room and fitted wardrobes. There are three further good sized bedrooms, two with built-in wardrobes and a family bathroom with a fitted suite.

## OUTSIDE

There is a pathway, which leads to the front door and the front garden is enclosed by laurel hedging. The rear garden offers the largest garden of these modern homes and includes a decked area to one side. On the opposite side of the garden is a further recently fitted patio area. The garden is predominately laid to lawn and planted with a range of mature specimen shrubs and trees. There is a gate providing access to the front of the property.

## DIRECTIONS

From the centre of Taunton, proceed down East Reach and at the traffic lights at the bottom, turn right then immediately left onto Bridgwater Road. Proceed along Bridgwater Road and take the first turning right into Ilminster Road. Proceed along this road, almost to the bottom and before the roundabout there is a driveway, which provides access to the properties on the left hand side. Mo. 34 can be identified after a short distance on the right hand side.





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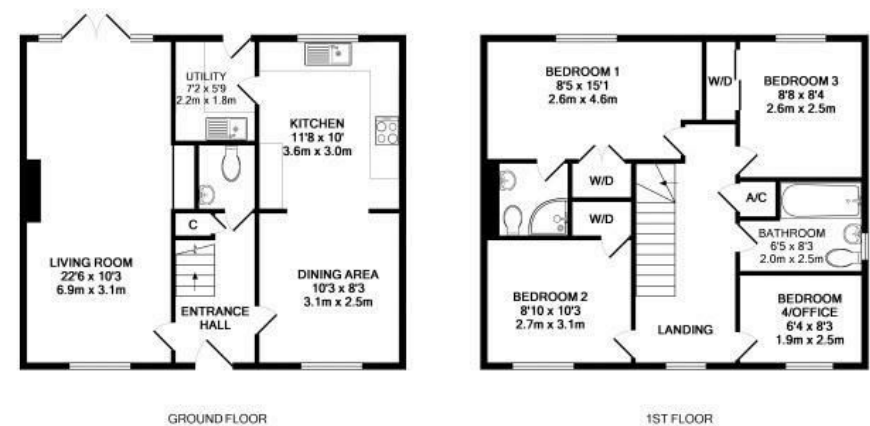
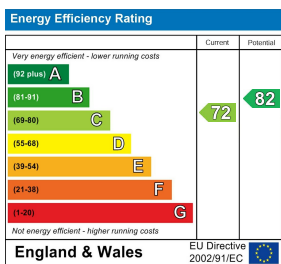


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