



FOR SALE

Guide Price £385,000

Kirke Grove,



Kirk Grove, Taunton

A beautifully presented detached 4 bedroom 1 being en-suite family home, situated in a cul-de-sac position, boasting sitting room, dining room, a lovely kitchen, breakfast room, utility area, conservatory, cloakroom, family bathroom, double glazing, gas central heating, ample parking and a fully enclosed garden.





Accommodation

Front door opening to:-

Entrance Hall

With a double glazed window to the side aspect, radiator, stairs to the first floor accommodation, ceiling light, doors to:-

Sitting Room

c.15'4 max x 11'8 (4.67m x 3.55m)

With a double glazed bay window to the front aspect, gas real flame fire with decorative surround and hearth, television point, radiator, 2 ceiling lights, archway through to:-

Breakfast Room

c.11'1 x 7'7 (3.32m x 2.31m)

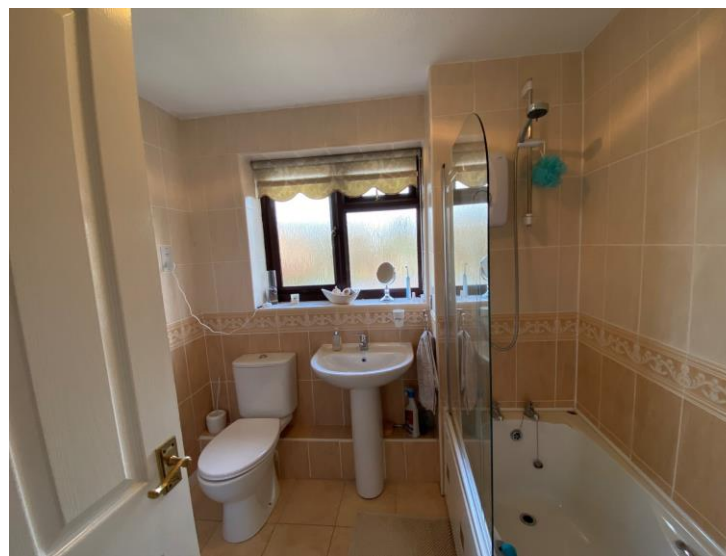
With a double glazed window to the rear aspect and door obtaining borrowed light from the conservatory, radiator, ceiling light, glazed door to:-

Kitchen

c.14'3 x 6'4 (4.34m x 1.93m)

With a double glazed window to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a 1&1/4 bowl single drainer sink unit with mixer tap, built-in electric double oven, microwave and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, built-in dishwasher, wine rack, under stairs storage cupboard, kitchen island with breakfast bar, 6 spotlights and open plan through to:-





Dining Room
c.16'1 x 8'6 (4.90m x 2.59m)
With double glazed windows to the front and side aspects, radiator, ceiling light.

Utility Area
c.6'10 x 4'7 (2.00m x 1.39m)
With double glazed door and window to the rear aspect, radiator, built-in fridge/freezer and a cupboard housing the wall mounted gas boiler for the hot water and central heating, door to:-



Cloakroom
With a double glazed window to the side aspect, wash hand basin with tiled splash back and storage under, close coupled WC, radiator, ceiling light.

Conservatory
c.12'3 x 6'1 (3.73m x 1.85m)
With single glazed windows to the front, side and rear aspects, and a door to the rear garden, wall light.



Landing
With access to the loft space, ceiling light, built-in storage cupboard, doors to:-

Bedroom 1
c.13'4 max x 11'11 (4.06m x 3.63m)
With a double glazed window to the front elevation, a range of built-in wardrobes drawers and display shelving, radiator, ceiling light, door to:-

En-Suite Shower Room
With a double glazed window to the front elevation, a suite comprising of a double shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail, shaver socket, ceiling light.

Bedroom 2
c.11'5 x 9' (3.47m x 2.74m)
With a double glazed window to the front elevation, airing cupboard, radiator, ceiling light.

Bedroom 3
c.11'5 x 8'6 (3.47m x 2.59m)
With a double glazed window to the rear elevation



Bedroom 4
c.9'7 max x 7'10 max (2.92m x 2.59m)
With a double glazed window to the rear elevation, radiator, ceiling light.

Family Bathroom
With a double glazed window to the rear elevation, a suite comprising of a bath with electric shower over, pedestal wash hand basin, close coupled WC, all walls benefiting from being fully tiled, heated towel rail, shaver socket and ceiling light.

Outside
To the front of the property there is a driveway providing ample parking and giving access to the front door, the rear garden is fully enclosed and offers a generously proportioned patio, with steps to a raised lawn, flower bed borders housing a variety of mature shrubs and trees, there are 2 side access gates, water supply and light.

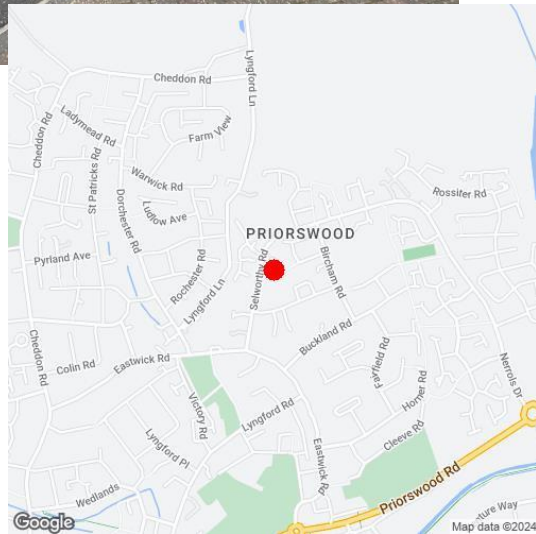
Construction
Brick under a tiled roof.

Council Tax band: - E

Primary School Catchment: - Lyngford Park

Secondary School Catchment: - Taunton Academy





[Directions](#)

Head out of Taunton up Cheddon Road, turn right into Eastwick Road, at the roundabout turn left into Selworthy Road and Kirke Grove will be found on your right hand said.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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Kirke Grove, Taunton

AWAITING FLOOR PLAN

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

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