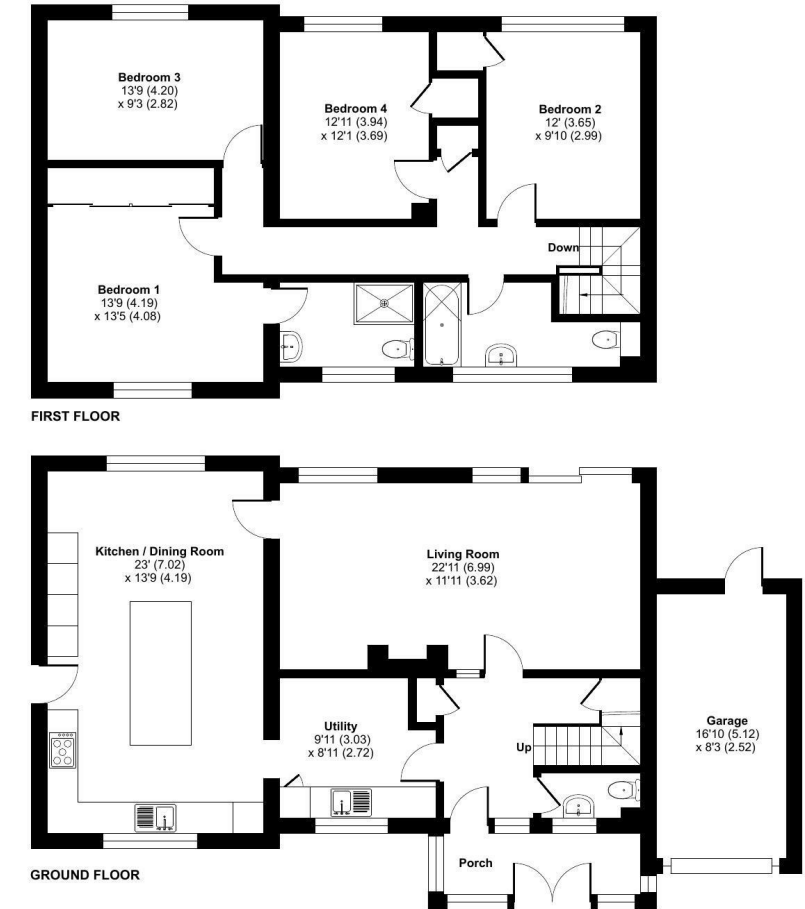


Floor Plan

Crossmead, Ruishton, Taunton, TA3

Approximate Area = 1713 sq ft / 159.1 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1852 sq ft / 172.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1536385



Description

Situated in the heart of the highly sought-after village of Ruishton, this extended four-bedroom, link-detached family home offers well-presented accommodation ideally suited to modern family living. Dating from the 1960s, the property has been thoughtfully enhanced by the relocation and complete re-fitting of the kitchen, together with the creation of a useful home office/utility space. Further benefits include uPVC double glazing, mains gas central heating, a generous enclosed rear garden with a useful garden cabin, and a double-width driveway leading to a single garage.



The accommodation is entered via a double-glazed entrance porch, with a front door opening into the entrance hall. The hall provides two useful storage cupboards, a staircase rising to the first floor and doors leading to the living room, study and cloakroom.

The living room is a particularly light and airy space situated at the rear of the property, enjoying a wood-burning stove and sliding patio doors opening onto the garden. Access is also provided into the superb re-fitted kitchen/family room, which forms the heart of the home. The kitchen is comprehensively fitted with a modern range of wall and base units, work surfaces and upstands, complemented by a large central island unit, providing additional preparation space and an ideal focal point for family life and entertaining. Further features include two single electric ovens, a five-ring gas hob with extractor above and an integrated fridge freezer. Enjoying a dual aspect, the room benefits from excellent natural light and a door providing access to the side of the property.

Off the kitchen is a useful office/utility area, currently arranged as a home-working space, with a desk, sink and additional base units. A cloakroom completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from mirror-fronted built-in wardrobes and a re-fitted en-suite shower room. The remaining bedrooms are served by the family bathroom, which comprises a WC, wash hand basin and bath with shower over.

Externally, the rear garden is a particular feature, being fully enclosed by a combination of walling and fencing and laid predominantly to lawn, with mature borders providing colour and interest. A decked seating area adjoins the rear of the property, creating an ideal space for outdoor entertaining. Further benefits include a useful garden cabin with power and lighting, a greenhouse, timber shed and gated side access.

To the front, a double-width driveway provides off-road parking and leads to a single garage fitted with an electric door.

An excellent opportunity to acquire a spacious and extended family home in a popular village location, offering versatile accommodation, a superb kitchen/family room with a large island unit and a generous enclosed garden.

