

for sale

£300,000



## Summerleaze Crescent Taunton TA2 8QE

Well-presented and standing proudly in a sought-after location on the popular east side of Taunton, this MODERN THREE-BEDROOM SEMI-DETACHED home occupies a lovely CUL-DE-SAC position on the popular NERROLS FARM development and further benefits from a CONVERTED GARAGE and DRIVEWAY. Viewing is highly



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# Summerleaze Crescent Taunton TA2 8QE

## Front Door

Leading to...

## Entrance Hall

A welcoming hallway with stairs rising to the first floor, a radiator and useful under-stairs storage. Doors leading into...

## Living / Dining Room

The living room is situated at the front of the house and is open plan to the dining room at the rear. An archway separates the two rooms and allows lots of natural light to flow through the reception rooms. There are French doors to the West facing rear aspect which floods the room with natural light on bright sunny

afternoons and offers easy access out to the rear decking area.

## Kitchen

The modern fitted kitchen is arranged in a practical galley-style layout and is finished with a range of matching shaker-style wall and base units, complemented by wood-effect worktops. Features include a stainless-steel sink with drainer, integrated dishwasher and oven, gas hob with extractor hood and stainless-steel splashback, along with ample space for further freestanding appliances. The room is completed with wood-effect flooring, a double-glazed window allowing plenty of natural light, and a door offering access to the rear garden.

## Downstairs Cloakroom

The downstairs cloakroom is a stylish and well-presented space,



fitted with a modern two-piece suite comprising a low-level WC and pedestal wash hand basin. The room benefits from a double-glazed window allowing plenty of natural light, and is further complemented by a radiator and useful wall shelving.

## First Floor Landing

The first floor landing benefits from integrated storage and a frosted window for natural light and privacy. There is also access to the loft space, which is fitted with a ladder. Doors leading into...

## Bedroom One

A bright and generously sized double bedroom, tastefully presented and offering ample space for a range of bedroom furniture. The room enjoys plenty of natural light from the rear-facing window, and further benefits from a radiator, along with a feature sliding barn-style door leading through to the en-suite.

## En-Suite

The en-suite is fitted with a thermostatic shower and wash hand basin, complemented by a frosted window providing both natural light and privacy.

## Bedroom Two

A well-proportioned double bedroom, presented in a light and neutral décor and offering ample space for a range of bedroom furniture. The room benefits from a front-facing double-glazed window allowing plenty of natural light, a radiator, and is finished with carpeted flooring throughout.

## Bedroom Three

A well-presented third bedroom, currently arranged as a nursery and ideal for a child's room, guest room or home office. The room benefits from a front-facing double-glazed window allowing plenty

of natural light, a radiator, and wood-effect flooring throughout.

## Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with electric shower over and glass screen, low-level WC and pedestal wash hand basin. Finished with part-tiled walls, the room further benefits from a frosted window allowing natural light and privacy, along with a heated towel rail and extractor fan.

## Outside

### Rear Garden & Parking

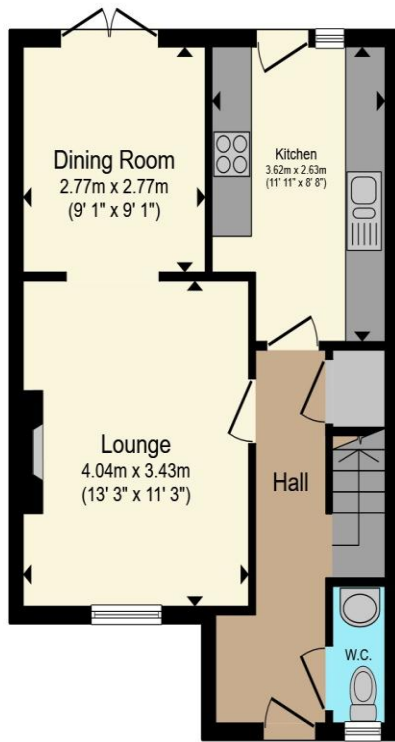
Outside, to the rear of the property there is a lovely garden. Initially, there is a decking area, which leads onto an area laid lawn with timber-fenced borders. The garden aspect is ideal to soak up the afternoon sun from the west on a nice summer afternoon. There is a driveway and garage, which has been half converted into a home office. The front section still provides useful storage, and the rear half has been fitted out to provide an excellent working from home space.

## Lettings

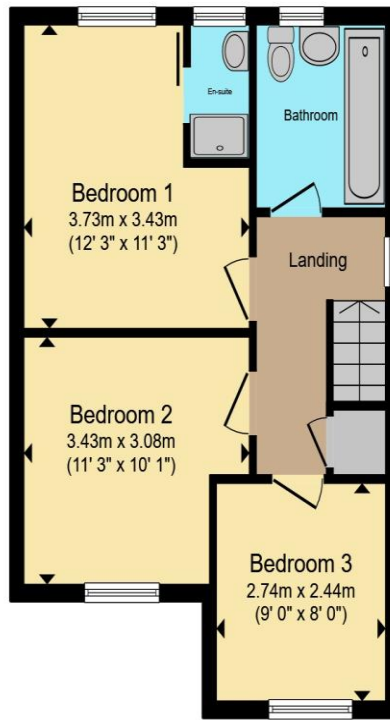
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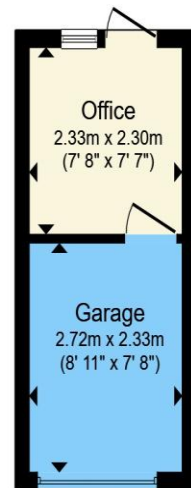




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 95.1 m<sup>2</sup> (1,024 sq.ft.) approx

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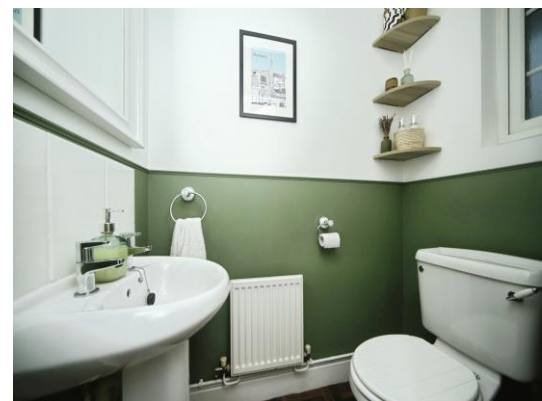
53 High Street  
TAUNTON TA1 3PR

Property Ref: TTN313314 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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