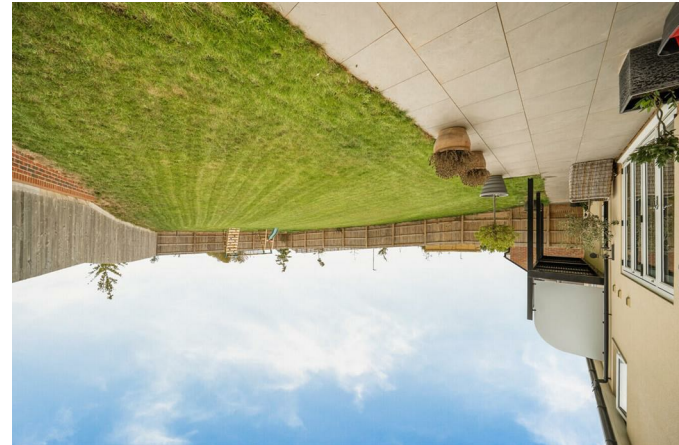




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CONVEYANCING REFERRALS: We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. Whether to use any of these services is entirely your decision. Should you choose to do so, please be aware that we may receive a referral payment of no more than £150 plus VAT.

ANTI-MONEY LAUNDERING CHECKS: Once an offer is accepted by our client, an administration fee of £30 including VAT per buyer will be payable in order to process the necessary checks relating to our compliance with Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should the purchase not proceed.

PAYMENT: Payment can be made by card or BACS transfer.

FINANCIAL EVALUATION: In accordance with the Code of Practice for Residential Estate Agents, at the time an offer is made and considered by the seller, we are required to take reasonable steps to establish the source and availability of the prospective purchaser's funds. This information will be passed to the seller and may include whether the purchaser needs to take reasonable steps to establish the source and availability of these. These reasonable steps continue after acceptance of the offer until exchange of contracts and include regular monitoring of the purchaser's progress in securing the funds required, with relevant updates reported to the seller.

WILKIE MAY & TUCKWOOD

Sunnyside Cotlake Drive, TA1 3GL

£820,000 Freehold

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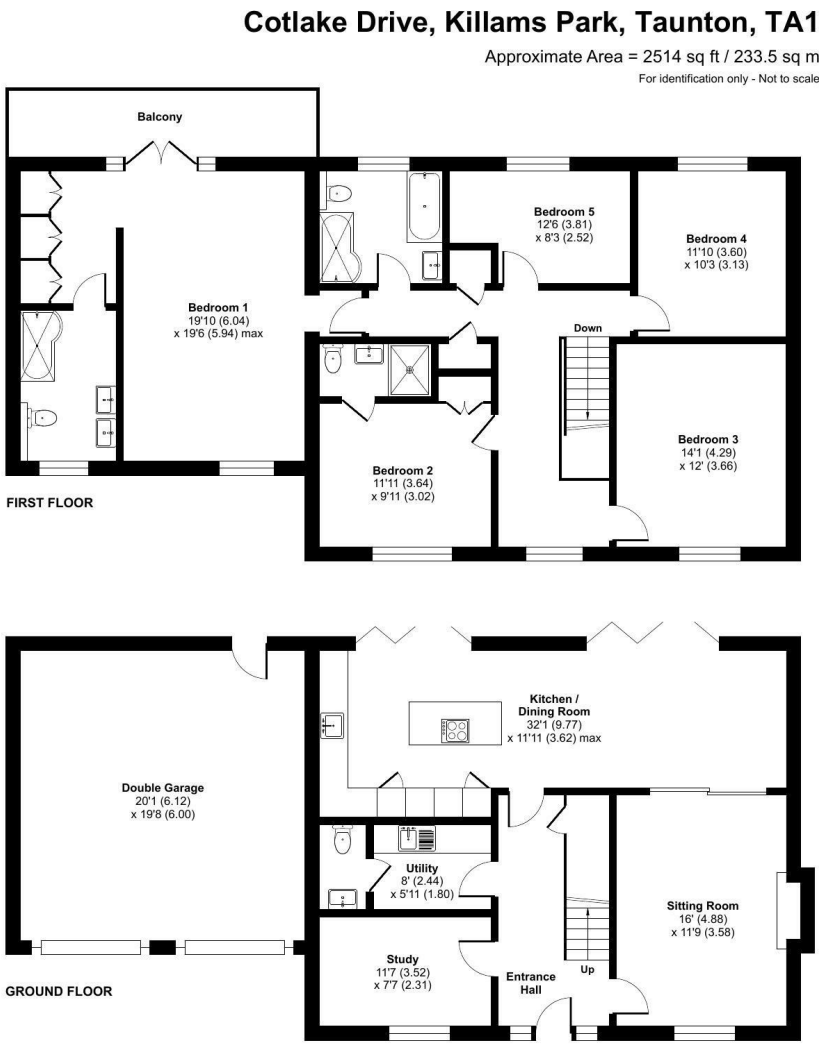
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Wilkie May

& Tuckwood

Floor Plan



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: 1529696



Description

- Executive Detached Family Home
- Double Garage & Driveway with EV Charger
- Five Bedroom & Three Bathrooms
- uPVC D/G, Gas C/H & Solar Panels

Constructed in 2024 by Summerfield Homes as part of their prestigious Collection of large executive homes, Sunnyside is an impressive five-bedroom, three-bathroom detached family home, ideally situated in a peaceful cul-de-sac within the highly sought-after Killams Park development.

Beautifully presented throughout, this substantial home offers spacious and thoughtfully planned accommodation arranged over two floors, complemented by high-quality fixtures and fittings, bespoke Thomas Sanderson window coverings throughout, uPVC double glazing, mains gas central heating and solar panels. Considerable care and attention to detail has gone into creating this exceptional family home, which further benefits from a generous rear garden, double garage and double-width driveway.



On entering the property, a wide entrance hall creates an impressive first impression and features bespoke interior carpentry, including custom-installed wall panelling extending through the hallway and onto the first-floor landing. A cleverly designed under-stairs shoe cupboard maximises storage and helps keep the entrance hall seamlessly organised — particularly useful for a busy family.

The spacious living room is positioned at the front of the property and features a front-aspect window and wood-burning stove, creating a warm and inviting space. Opposite is a useful study, ideal for home working or as a quiet space away from the main living areas. To the rear is the impressive high-specification kitchen/family room, which forms the heart of the home. The kitchen is fitted with a comprehensive range of matching wall and base units, quartz work surfaces and matching upstands, together with two stainless-steel electric ovens, an electric hob, integrated dishwasher, fridge and freezer, and a large central island. Two separate bi-fold doors provide direct access to the rear garden, while there is ample space for a large dining table and comfortable seating area. This exceptional room provides an ideal environment for everyday family life as well as entertaining guests. A separate utility room provides space and plumbing for both a washing machine and tumble dryer, together with access to a convenient cloakroom. To the first floor are five well-proportioned bedrooms. The impressive principal bedroom suite incorporates a superb dressing area with three double fitted wardrobes, together with a beautifully appointed en-suite shower room featuring a WC, two wash hand basins and a stylish double shower. The

dressing area also provides access to a private balcony, creating a lovely additional space to enjoy. The principal bedroom further benefits from premium, motorised Thomas Sanderson electric blackout blinds, seamlessly operated via remote control.

Bedroom two, a generous guest bedroom, benefits from its own stylish en-suite shower room, while there are three further well-proportioned bedrooms. The accommodation is completed by a beautifully appointed family bathroom. A particularly notable feature throughout the home is the installation of bespoke, custom-fitted Thomas Sanderson shutters/blinds to every window. Offering elite craftsmanship and timeless elegance, these premium window coverings provide a consistent and sophisticated finish throughout the property, while also offering excellent control over privacy and natural light.

To the rear is a large, fully enclosed west-facing garden, offering an excellent degree of privacy and providing an ideal setting for outdoor entertaining and family enjoyment. A paved patio adjoins the rear of the property, with the remainder of the garden principally laid to lawn. The integral double garage benefits from power and lighting, two electric up-and-over doors and an EV charging point. To the front is a generous double-width driveway, providing ample off-road parking.

