



**FOR SALE**

**Guide Price £595,000**

**Grove Drive,**



Grove Drive, Taunton;  
Stunning Fully Renovated 4-Bedroom Detached Family Home with Exceptional Garden to the front and back. Situated in a sought-after residential location, with only six properties, one of the six properties is this beautifully unique renovated four-bedroom detached home, it has been finished to an exceptional standard throughout, offering contemporary family living with stylish interiors, generous accommodation, and an impressive private rear garden.

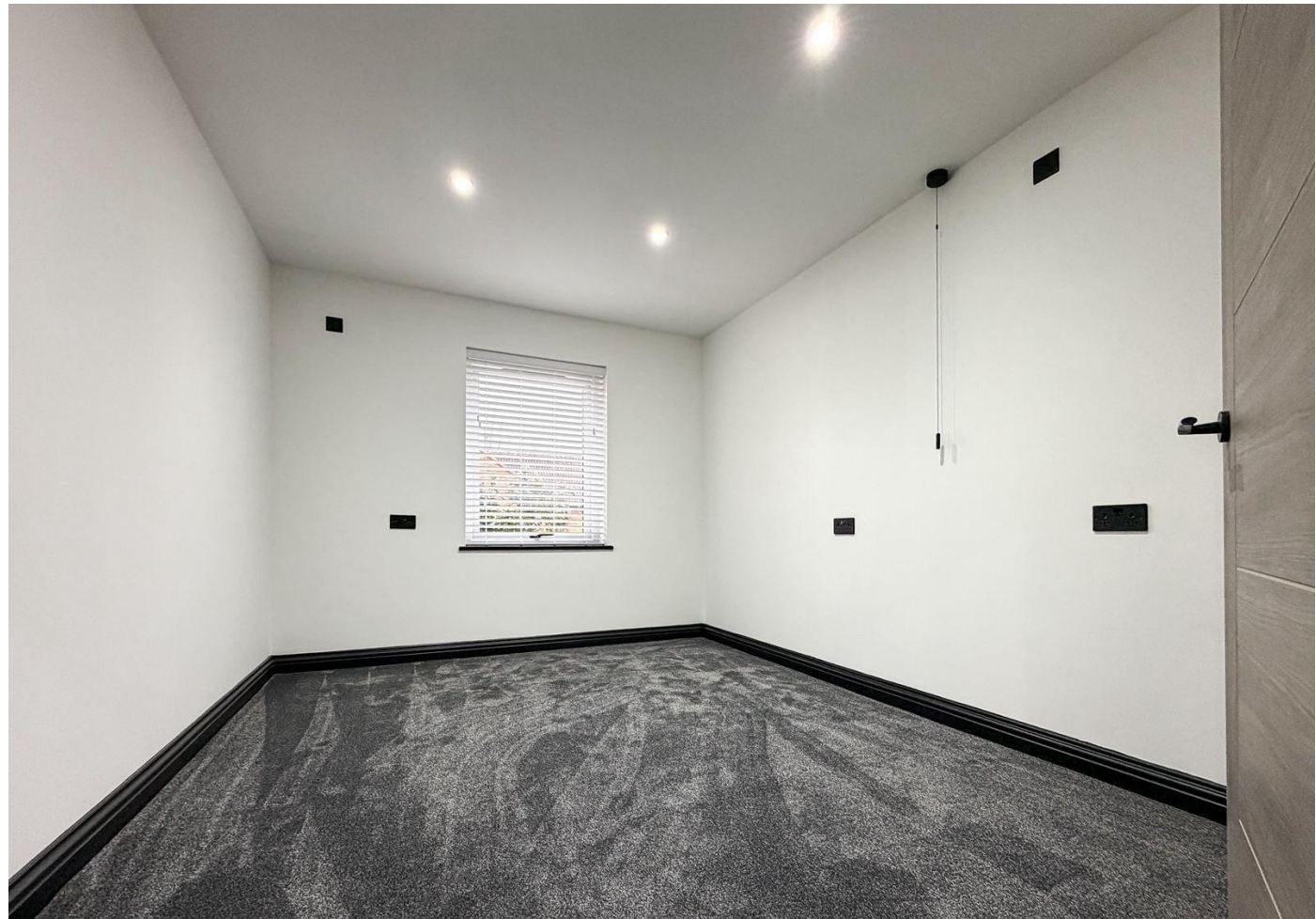


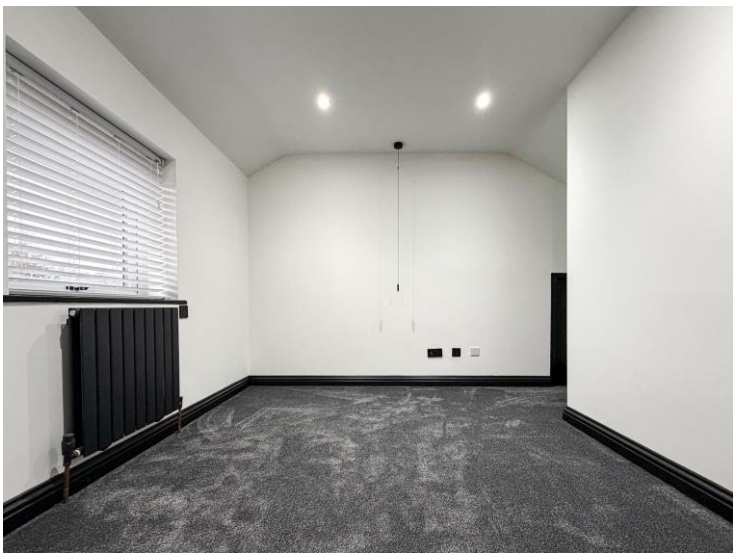


From the moment you arrive, the property makes a fantastic first impression with recently fitted black windows, front door, double garage, and ample driveway parking. Inside every room has been thoughtfully modernised with high-quality finishes, creating a home that is ready to move straight into.

The heart of the home is the stunning open-plan kitchen, dining and living space, designed for modern family life and entertaining. Featuring quality worktops, breakfast bar seating and direct access to the garden, this light-filled space seamlessly connects indoor and outdoor living.

The lovely lounge area provides a stylish yet cosy retreat, complete with a striking media wall, feature acoustic panelling, ambient lighting and large windows overlooking the front aspect. Upstairs, there are two well-proportioned bedrooms and a W/C, all beautifully presented with fresh décor and fresh carpets, while the remaining bedrooms on the ground floor are served by a beautifully appointed family bathroom featuring premium tiling, a walk-in shower, separate bath and modern black fixtures. Outside, the property boasts an outstanding, generously sized rear garden, recently landscaped with a newly laid lawn, mature trees providing privacy, new fencing, perfect for summer entertaining, children's play, or simply relaxing in peaceful surroundings.





## Key Features

- Beautifully renovated four-bedroom detached family home
- Generous open-plan kitchen, dining and living area
- Stylish lounge area with bespoke media wall
- Luxury family bathroom and wet room
- Four generous bedrooms
- Double garage with driveway parking
- A lovely, private rear garden
- Recently fitted flooring, lighting, décor and high-spec finishes throughout
- Ideal for growing families
- Recently fitted ideal combi boiler with 10 years warranty
- Potential to extend above the Garage
- All down lights are colour changing to cool white or warm white to every room
- Separate utility room

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This exceptional home combines generous living space, modern luxury and a fantastic garden in one outstanding package. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.



Sitting/Dining/Kitchen c.27'6 max x 17'10 max > 13'8 (8.38m x 5.43m > 4.16m)

Bedroom 1 c.12' x 10'5 (3.65m x 3.17m)

Bedroom 2 c.13'7 x 12'8 > 10' (4.14m x 3.78m > 3.04m)

Bedroom 3 c.11'10 x 9'3 (3.60m x 2.81m)

Bedroom 4 c.9'6 x 8'8 plus recess (2.89m x 2.64m)

Construction: - Brick under a tiled roof with upvc double glazing.

Utilities: - Mains electric, gas, water and drainage.

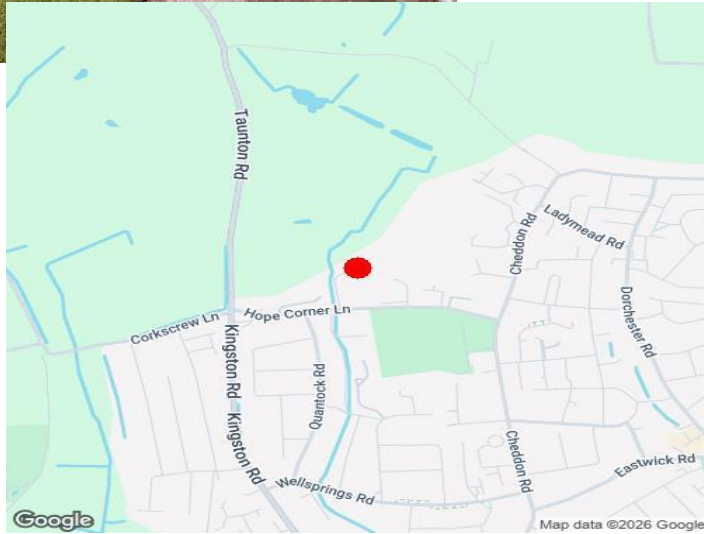
Primary School Catchment: - Cheddon Fitzpaine Church School.

Secondary School Catchment: - Taunton Academy.

Flood Risk:-Surface very low, river and sea very low.

Council tax E





### Directions

Proceed out of Taunton on Kingston Road, turn right into Hope Corner Lane and left into Grove Drive.

### **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.

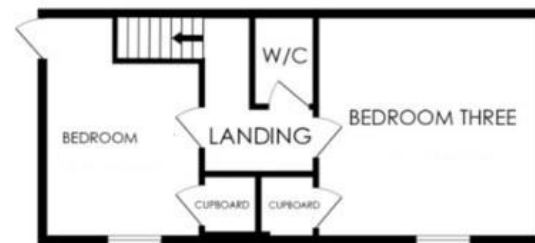
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Grove Drive, Taunton



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](http://www.trglawrenceandson.co.uk)

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