



STAGS



4 Bruford Drive, Cheddon Fitzpaine, Taunton,

Taunton - 2 miles

- Wonderful position overlooking the green
- Well proportioned accommodation - virtually new
- Entrance hallway
- Four reception rooms
- Kitchen/breakfast room
- Five bedrooms (two en suite)
- Family bathroom
- Double garage and gardens

Guide price £550,000

Situation

Taunton, the county town, is approximately 2 miles away and offers a substantial range of shopping, leisure and commercial facilities and is also well known for its excellent schooling in both the state and private sectors. Taunton is the home of Somerset County Cricket Ground and Taunton Racecourse and has excellent transport links with a mainline railway station, with connections to London Paddington in under two hours, and a junction on the M5, which provides access to the motorway network. There is also easy access to the Quantock Hills, which were designated as the first Area of Outstanding Natural Beauty in the country and provide miles of footpaths and bridleways.

Description

4 Bruford Drive is an immaculate detached house, Moorecroft Designed, built by recognised national house builders David Wilson Homes. The house has only been occupied for a few months and is in



A superbly situated five bedroom house with offering substantial accommodation, double garage and landscaped gardens.





virtually brand new condition, due to a change in circumstances is available to be sold. The property overlooks the green and has flowing living spaces set over three floors, tied together by a consistently stylish design and a beautifully arranged family home. The bright and airy ground floor kitchen features breakfast and utility areas, leading to the rear garden via French double doors. The lounge also boasts its own set of French doors and a bay window. A separate study and bay fronted dining room complete the ground floor. The first floor offers a master bedroom with en suite shower room, three further double bedrooms and a family bathroom. A further double bedroom with en suite, a cosy den and a shower room are located on the second floor.

Outside

The front garden includes a brick paved parking area, which leads to the integral double garage. This has been divided to create two separate garages internally and there is a door to the rear garden. The rear garden has been landscaped with deep paved patio and retaining wall with an area laid to lawn enclosed by brick walling.

Agents note

Please note the floorplan is for identification purposes only and the layout of the property is the reverse of what is shown.

Services

All mains services and gas fired central heating.

Directions

Proceed out of town along station road turning right onto Priorswood Road, continue along this road passing two major roundabouts towards the village of Monkton Heathfield. Just after the second roundabout the entrance to Bruford Drive can be found on the left hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

5 Hammet Street, Taunton, Somerset,
TA1 1RZ

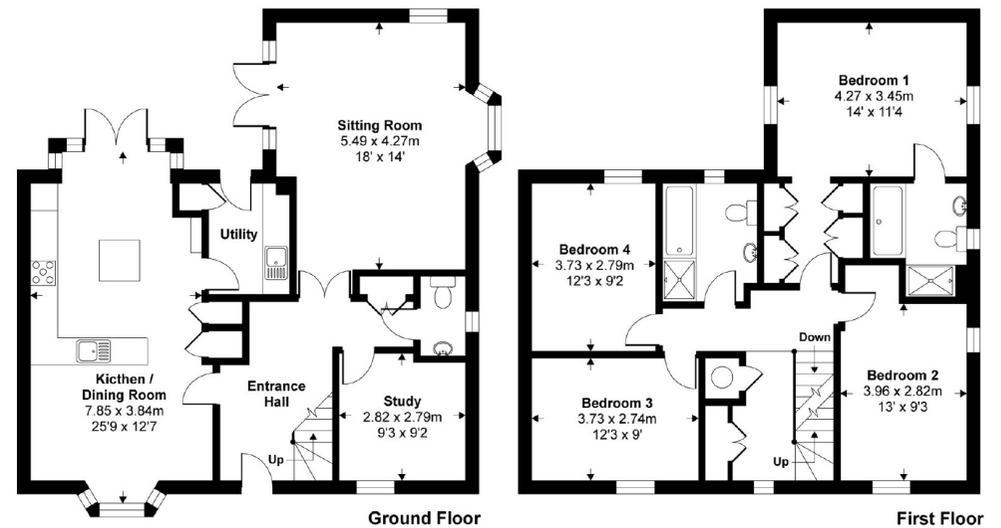
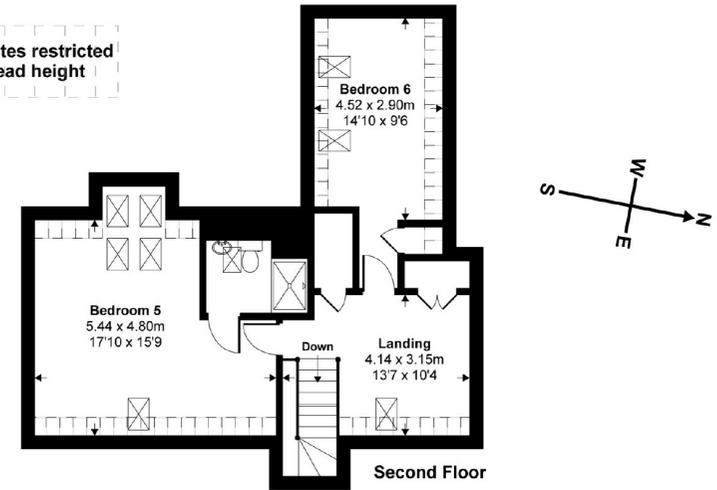
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Energy Efficiency Rating		Current	Potential
Lower energy-efficient - lower running costs			
20-100	A	87	92
15-19	B		
10-14	C		
5-9	D		
1-4	E		
0-3	F		
0-1	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
216.3 Sq Metres 2328 Sq Ft (Excludes Restricted Head Height)

Denotes restricted head height



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale