

for sale

£350,000



Lawn Meadow Ruishton Taunton TA3 5JQ

A spacious **THREE DOUBLE BEDROOM DETACHED FAMILY HOME**, ideally situated in the heart of the sought-after village of Ruishton. The property benefits from a **GARAGE, DRIVEWAY** providing off-road parking and a **GENEROUS WRAP-AROUND GARDEN**, and is offered with **NO ONWARD CHAIN**. viewing is highly recommended!

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Front Door

Leading to...

Entrance Porch

The entrance porch is a wonderful sun trap, providing an ideal space to sit and enjoy the front aspect of the property. A door then leads through into the main accommodation.

Kitchen

The kitchen is well-appointed and offers a good amount of cupboard and worktop space, making it both practical and functional. A large window to the rear allows for plenty of natural light and provides a pleasant outlook over the garden. The

kitchen also benefits from an integrated double oven, with one integrated cupboard serving as a pantry cupboard and the other providing useful storage space. There is also space for a freestanding dishwasher. A door leads through to the side entrance porch, adding further convenience.

Lounge

The lounge is a spacious and light-filled room, offering a versatile living space with ample room for both seating and additional furnishings. A front-facing window allows for plenty of natural light, while a sliding door provides access to the garden, creating a bright and welcoming atmosphere throughout. A feature electric fireplace provides a central focal point to the room, adding character and warmth, while a radiator ensures comfort year-round. This generous space is ideal for relaxing or entertaining.



Dining Room

The dining room is a well-proportioned and versatile space, ideal for both formal dining and everyday use. A sliding door to the rear allows for plenty of natural light and provides direct access to the garden, creating a bright and inviting atmosphere. The room comfortably accommodates a dining table and additional furnishings, with an open archway providing a natural flow through to the rest of the home.

Shower Room

The downstairs shower room is well-appointed and conveniently located, comprising a walk-in shower, low-level WC and wash hand basin. A frosted window to the side allows for natural light while maintaining privacy, creating a bright and practical space. The room also benefits from a radiator, ensuring comfort and functionality for everyday use.

Bedroom One

This double bedroom is a bright and generously proportioned room, offering ample space for furnishings. The room benefits from three windows, including both front and rear aspects, allowing for plenty of natural light and a pleasant dual outlook, as well as a radiator.

Bedroom Two

This second bedroom is a well-proportioned double room, offering comfortable accommodation with ample space for furnishings. The room benefits from integrated wardrobes, providing excellent built-in storage. A window to the rear allows for natural light and a pleasant outlook, while a radiator ensures comfort throughout the year.

Bedroom Three

Another double room, currently utilised as a home office, offering

versatile accommodation to suit a range of needs. The space benefits from built-in storage, providing practical solutions for everyday use. A window to the rear allows for natural light, creating a bright and pleasant environment, while a radiator ensures comfort throughout the year.

Bathroom

The family bathroom is well-proportioned and comprises a panelled bath with shower over and glass screen, a wash hand basin and a low-level WC. A large frosted window allows for plenty of natural light while maintaining privacy, creating a bright and airy feel.

Outside

Garden

Externally, the property benefits from a generous wrap-around garden, predominantly laid to lawn, providing ample outdoor space ideal for relaxing, entertaining or family use. The garden enjoys a good degree of privacy and also features a patio area, creating a wonderful sun trap and an ideal space for outdoor seating.

There is also an outbuilding fitted with power and lighting, which houses the boiler, offering a practical and versatile space. In addition, there is a further storage area within the garage, accessed externally rather than through the main garage itself, enhancing the overall functionality of the property.

Parking

The property benefits from a single garage located to the right-hand side of the property and is equipped with power and lighting, adding to its practicality. To the front, there is a driveway providing off-road parking.

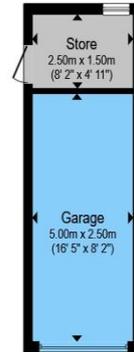




Ground Floor



First Floor



Outbuilding

Total floor area 137.2 m² (1,477 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: TTN313275 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

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