



15 Marden Grove, Taunton TA1 2RT

£330,000

GIBBINS RICHARDS   
Making home moves happen

Extended detached house - Cul-de-sac position - Flexible interior

This is an extended detached house now offering four good sized bedrooms and two reception areas situated in a cul-de-sac position on the popular Blackbrook development to the south east of Taunton.

Tenure: Freehold / Energy Rating: C / Council Tax Band: D

15 Marden Grove is accessed via an entrance hall, where there is a separate cloakroom and access into a sitting room with dining area at the rear. There is then a kitchen and a large utility room, as well as access into the garage on the ground floor. The first floor, originally a three bedroom, but has now been extended to create a fourth bedroom over the garage and having an en-suite. There is an enclosed rear garden, garage and parking to the front for two - three cars.

In all, a fantastic property, well maintained and cleverly extended to further enhanced the accommodation.

109 approx. sqm

Extended detached house

Cul-de-sac position

Popular Blackbrook development

Good access to local amenities

Ample parking

Integral garage

Enclosed rear garden

Viewing advised





Entrance Hall

Cloakroom

Sitting Room 13' 9" x 13' 3" (4.19m x 4.04m) Archway through to;

Dining Room 9' 6" x 7' 8" (2.89m x 2.34m) Double doors leading to the patio.

Kitchen 9' 6" x 8' 2" (2.89m x 2.49m)

Utility Room 9' 6" x 7' 5" (2.89m x 2.26m) Door to the rear.

First Floor Landing

Bedroom 1 17' 3" x 7' 4" (5.25m x 2.23m)

En-suite 7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom 2 10' 4" x 8' 9" (3.15m x 2.66m)

Bedroom 3 10' 6" x 8' 3" (3.20m x 2.51m)

Bedroom 4 7' 9" x 7' 2" (2.36m x 2.18m)

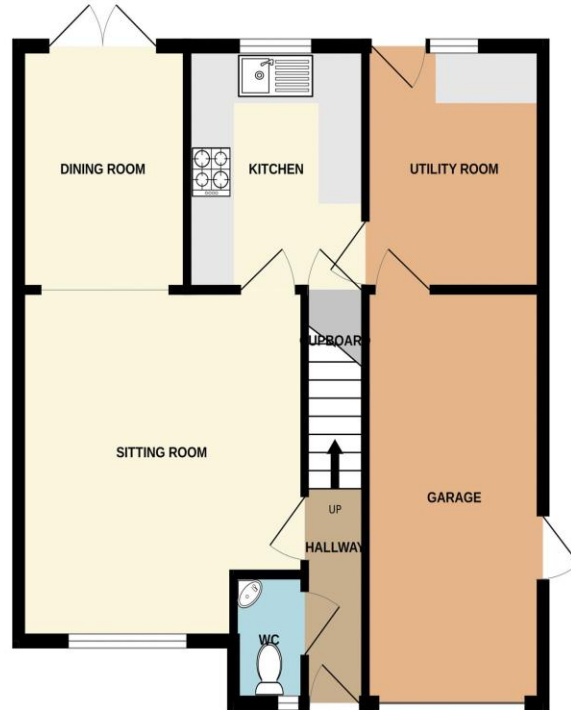
Family Bathroom 7' 2" x 6' 0" (2.18m x 1.83m)

Outside

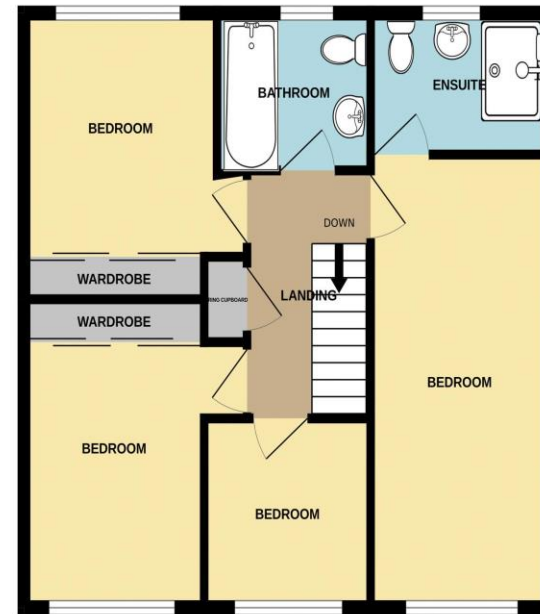
Off street parking for two - three cars as well as access to the integral garage 17' 6" x 8' 1" (5.33m x 2.46m) with an electric door. Pleasant enclosed rear garden with various different areas and enjoying a sunny aspect.



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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