

STAGS

12 Cherry Tree Lane

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, Taunton, Somerset, TA1 3RA

Taunton Town Centre 1.4 miles

A beautifully presented individual modern detached family home offering generous and versatile accommodation, multiple reception spaces, enclosed gardens, off-road parking and a detached garage, all within walking distance of the Town Centre

- Individual modern detached family home
- Three reception rooms plus conservatory
- Enclosed front and rear gardens
- Highly regarded location
- Council Tax band E
- Four bedrooms including principal en-suite
- Kitchen/breakfast room and utility room
- Two driveways and detached single garage
- NO ONWARD CHAIN
- Freehold

Guide Price £475,000

SITUATION

Cherry Tree Lane is located just off Sherford Road in one of Taunton's most popular residential areas. The property enjoys a convenient position with easy access to Queens College, Parkfield Primary School, Castle Secondary School and Musgrove Park Hospital, as well as the open green spaces of Vivary Park.

Taunton town centre is within walking distance and offers a wide range of shopping, leisure and educational amenities. The area is well served by transport links, with Junction 25 of the M5 motorway and Taunton's mainline railway station providing direct services to London Paddington.

DESCRIPTION

12 Cherry Tree Lane is an attractive, double-fronted detached home with mellow brick elevations under a pitched tiled roof. The property provides well-balanced accommodation across two floors and has been thoughtfully adapted to suit modern family living. The house is offered with no onward chain.







ACCOMMODATION

The welcoming entrance hallway features wood-effect flooring, stairs rising to the first floor and useful under-stairs storage. A cloakroom cupboard is accessed from the hallway. The sitting room is a comfortable and inviting space, centred around a feature fireplace with an inset flame-effect gas fire, timber surround and marble hearth. A double-glazed bay window provides excellent natural light, with an archway leading through to the dining room. The dining room enjoys a seamless connection to both the kitchen and the conservatory, making it ideal for entertaining. The conservatory features a tiled floor and double doors opening onto the rear patio, extending the living space into the garden.

The kitchen/breakfast room is fitted with a range of matching wall and base units, integrated appliances, work surfaces, a one-and-a-half bowl sink unit and a gas hob with extractor hood. A window overlooks the rear garden, and a door leads through to the utility room. The utility room offers additional storage with matching units, space and plumbing for white goods, housing for the gas-fired boiler, a side window and direct access to the rear garden. A further family room provides excellent flexible living space. Converted by the current owners, this dual-aspect room features wood-effect flooring, sliding doors to the rear garden and a window to the front.

To the first floor the landing provides access to an airing cupboard. The principal bedroom is a generous double with dual-aspect windows, built-in wardrobes and an en-suite shower room comprising a tiled shower cubicle, wash hand basin with vanity unit, low-level WC and a window. There are three further well-proportioned bedrooms, all suitable for family use or home working. The family bathroom is fitted with a modern suite including a ‘P’-shaped bath with shower over, wash hand basin, low-level WC, tiled flooring and double-glazed windows.

OUTSIDE

The property benefits from two driveways, providing ample off-road parking for several vehicles. The front garden is mainly laid to lawn with established planted borders. A detached single garage features an up-and-over door and a pedestrian door to the rear.

The rear garden is fully enclosed and designed for both relaxation and practicality. A deep paved patio extends across the rear of the property, ideal for outdoor dining. Beyond this is a lawned area with herbaceous borders and specimen trees, while a gravelled section offers low-maintenance gardening. A recently constructed summerhouse sits in one corner of the garden, creating a useful additional space.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Ultrafast broadband available (Ofcom), Mobile signal good outdoors, variable indoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

Proceed out of Taunton and along Trull Road. Take the left hand turning into Sherford Road and proceed into Sherford Road and go past Pikes Crescent to the bottom. Proceed into Sherford Terrace and around to the left and Cherry Tree Lane can be identified on the left-hand side. Proceed into the cul-de-sac where No.12 can be identified via a Stags “For Sale” board.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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