

TREGENNA

GROUP

SILK MILLS



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Discover Exclusivity and Serenity in Silk Mills, Taunton:
Your Dream Detached 4-Bedroom Home Awaits.

Welcome to an extraordinary opportunity to experience a lifestyle of luxury and convenience in the Silk Mills area of Taunton. Nestled in a highly sought-after location, these two stunning detached 4-bedroom homes offer a boutique development just a stone's throw away from the town centre. Embrace the essence of modern living with high-quality fixtures and fittings, generous gardens, private parking and garages.

Located on one of a few gated communities in Taunton, within an easy reach of Musgrove Park Hospital, some of the best private schools in Somerset and the M5 motorway, this boutique development ticks all the boxes of 'location, location, location' mantra whilst offering residents the assurance of privacy and security.

THE HOUSES

Immerse yourself in the finest craftsmanship and attention to detail - from the moment you arrive, you'll be captivated by the timeless elegance of the exterior design, welcoming you into a carefully designed, practical layout.

Our eco-conscious approach to warmth and energy efficiency is delivered using air source heat pumps and integrated solar systems, which include efficient PV panels on the roof and battery storage, projected to reduce dependency from the grid by 55%. This combined solar system will allow the owners to benefit from renewable energy even on cloudy days. Harnessing the latest sustainable energy solutions, underfloor heating on the ground floor and energy-conscious construction methods, both homes are anticipating an 'A' energy rating, guaranteed to produce lower energy bills from the start.

Inside, the homes offer a fantastic living experience – featuring premium fixtures and fittings throughout, every element has been carefully curated to exude comfort and luxury. Designed with modern lifestyles in mind, both homes include a separate study, allowing you to create the ideal workspace or a quiet retreat for focused pursuits. The utility room adds practicality and convenience, making daily chores a breeze whilst ensuring a clutter-free living environment.

At heart of these homes lies a stunning open plan kitchen and dining area. Perfect for entertaining or family gatherings, the contemporary kitchen boasts top-of-the-line appliances and ample storage, inspiring your inner chef. The seamless flow into the dining space creates a warm, inviting atmosphere, making every meal a memorable experience. Escape to your own private sanctuary within the spacious bedrooms, offering tranquility and relaxation. With four double bedrooms, there's plenty of space for family members or guests. Unwind in the elegant master suite, complete with a luxurious en-suite bathroom. Step outside to discover generous gardens, providing a picturesque backdrop for outdoor activities or moments of contemplation. With enough room for gardening enthusiasts and play areas for children, the possibilities are endless. Ample parking and a garage ensure convenience and peace of mind, making coming home a delightful experience.



4 bed, 2 storey detached house



Plots 1 & 2



SPECIFICATION

Kitchen

- Contemporary shaker style kitchen with soft close runners
- Premium brand single oven, combi-microwave, induction hob
- Integrated fridge freezer and dishwasher
- Stainless steel one and half bowl undercounter sink with a chrome monobloc mixer tap
- LED lighting throughout including under unit lighting
- Silstone worktop

Energy

- Bosch high-performance air-source heat pump for heating and water
- 8 x 430W PV panels & Sunsynk 3.6kw Hybrid inverter
- Sunsync-SYNK- 5.12kwh battery storage system
- Under floor heating throughout ground floor with Wi-Fi enabled touch screen

Bathroom & Ensuite

- Contemporary bathroom suites with back-to-wall WC & wall mounted designer basins with elegant chrome bottle-traps
- Wall mounted thermostatic bath filler mixer tap with independent hair wash shower fitting to bath
- Luxury walk-in shower enclosures with glass screen, contemporary shower valves, multifunction shower head on variable riser & large overhead secondary shower head
- Multi-panel bathroom wall panels



SPECIFICATION

Electrical

- Ceiling mounted smoke and heat detectors
- Telephone and TV points in relevant rooms

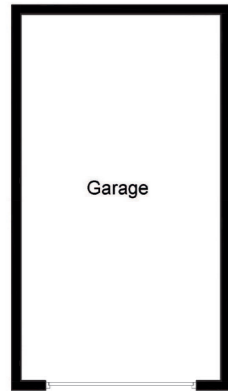
Internal finishes

- Contemporary oak doors with chrome lever handles
- Woodwork finished in satin wood
- Walls and ceilings finished in Dulux contract white
- High-performance insulation to achieve low energy demands
- Oak staircase with glass balustrade
- OGEE skirting & architraves throughout

External Finishes

- Front entrance door with high security locking mechanism
- Fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and electric power points
- Low maintenance high quality uPVC double glazed windows and sliding bi-fold doors finished in white
- Electric garage doors fully insulated with draught seals and two radio remote controls
- Limestone paved terrace area





PLOT 1

Floor Plan

Kitchen/Dining	4.21m x 5.59m	Master Bedroom	4.51m x 3.87m
Living Room	4.51m x 4.26m	En-suite	1.01m x 2.69m
WC	2.13m x 1.01m	Bedroom 2	3.26m x 2.66m
Utility	2.13m x 1.88m	Bedroom 3	4.51m x 3.02m
		Bedroom 4	3.6m x 4.27m
		Bathroom	3.6m x 1.79m

Total: 164 m² (1765 ft²) including 16.5 m² garage

*Dimensions and specifications are preliminary and subject to change.



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PLOT 2

Floor Plan

Kitchen/Dining	4.21m x 5.59m	Master Bedroom	4.51m x 3.87m
Living Room	4.51m x 4.26m	En-suite	1.01m x 2.69m
WC	2.13m x 1.01m	Bedroom 2	3.26m x 2.66m
Utility	2.13m x 1.88m	Bedroom 3	4.51m x 3.02m
		Bedroom 4	3.6m x 4.27m
		Bathroom	3.6m x 1.79m

Total: 164 m² (1765 ft²) including 16.5 m² garage



CONTACT

If you would like to learn more about this development or to arrange a viewing please get in touch admin@tregennagroup.com

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