



1 Fouracres Henlade, Taunton TA3 5HU



Situated just 3.2 miles to the centre of Taunton is this immaculately presented 4 / 5 bedroomed detached house occupying 2,445 sq.ft. built in November 2021 as a bespoke design by a local developer to an extremely high standard with enclosed South West facing garden to the rear, double garage and driveway parking.

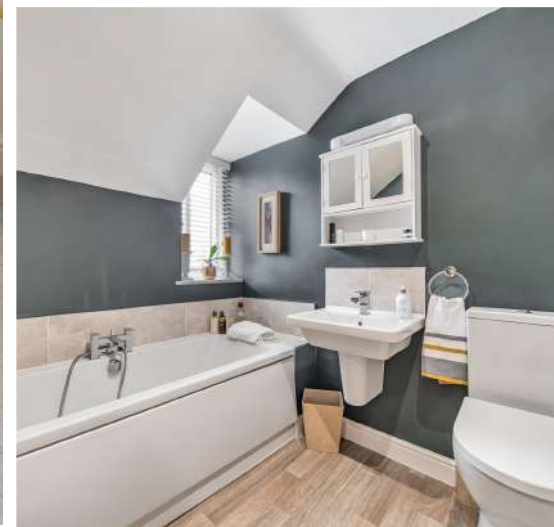
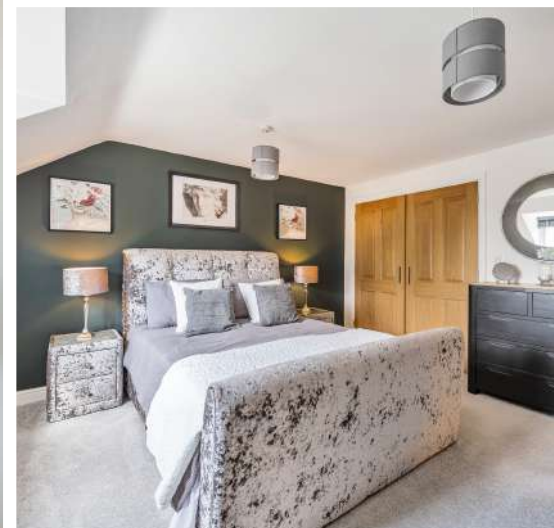




Features

- Entrance Hall
- Living Room with real flame LPG gas fire
- Dining Room with French doors to garden
- Kitchen / Breakfast Room with wine fridge, Range cooker, LPG gas hob, electric oven, integrated combi microwave oven, extractor fan, dishwasher and French doors to garden
- Utility Room with door to driveway
- Study
- Cloakroom
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- Bedroom 2 with fitted wardrobe and Ensuite Shower Room
- 2 further double Bedrooms
- Dressing Room / Bedroom5 with fitted Sharp furniture
- Family Bathroom with separate shower
- South West facing garden to rear
- Double Garage with electric garage door and driveway parking
- Air Source Heat Pump
- Underfloor heating throughout ground floor
- Double glazing
- Wooden blinds throughout
- 10 year NHBC warranty
- Council tax band F







Four Acres is situated 3.2 miles from the centre of Taunton. Local facilities including a primary school, convenience store and recreation ground are conveniently located just 1.2 miles away at Creech St. Michael.

Taunton, the County Town of Somerset is situated 3.2 miles away. The town is a bustling, forward-looking town with excellent amenities, a good selection of independent and high street shops, distinctive restaurants, cafés, a wealth of history and sporting facilities including the County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

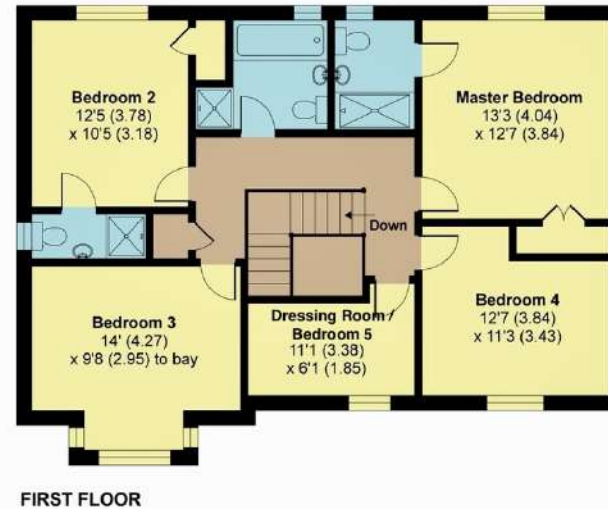
Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



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Approximate Area = 2445 sq ft / 227.1 sq m (includes garage)

For identification only - Not to scale



Viewing strictly through the selling agents:

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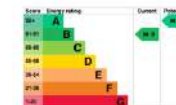
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Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2021. Produced for Robert Cooney. REF: 710486



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**robert
cooney**

