



17 J H TAYLOR DRIVE, NORTHAM, EX39 1TT

£375,000

A 4 bedroom (master en-suite) modern detached house situated in a popular location and offering well presented accommodation including 2 reception rooms, good sized kitchen & utility together with gas fired central heating & uPVC double glazing, enclosed rear garden, ample driveway parking & garage.

Located on the popular J H Taylor Drive development within walking distance of local amenities & primary schooling, this 4 bedroom detached house offers good sized neutrally decorated accommodation, providing a blank canvas for new owners to truly make this home their own.

The well proportioned accommodation is arranged with the comfortable lounge with an open fireplace, overlooking the front garden whilst the kitchen adjoins the dining room – the two rooms overlooking the rear garden and providing great potential to create an open plan space.

Completing the ground floor is a utility and cloakroom WC whilst stairs lead from the hall to the first floor and to each of the 4 bedrooms & modern bathroom. The master bedroom is particularly well sized and includes a modern en-suite and built-in wardrobe.

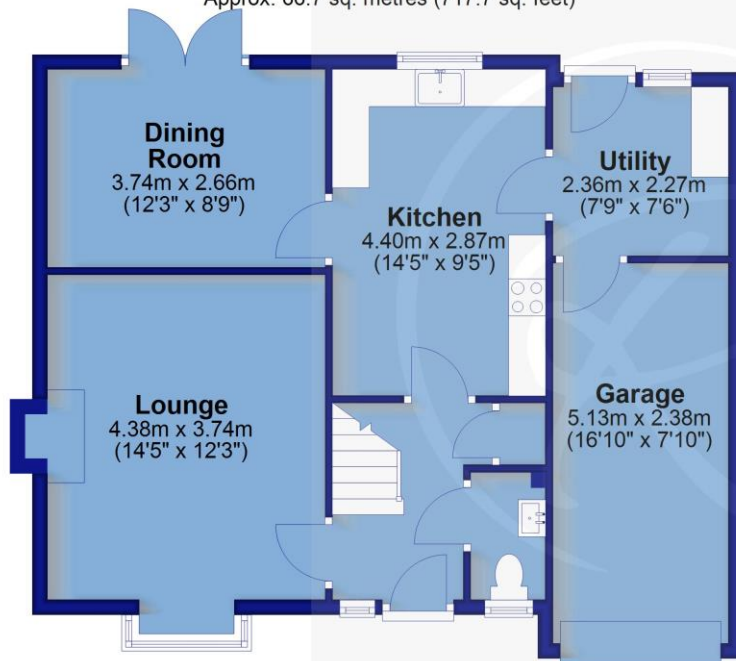
Externally, a brick paved driveway affords ample parking in front of the garage whilst side gated access leads to the rear garden, complete with patio & level lawn and complimented by a selection of established shrubs & bushes together with useful storage shed. This lovely home is ready to be viewed!

Services: All mains services are connected
Energy Performance Certificate: C (71)
Council Tax: BAND D (£2,500.30 per annum)



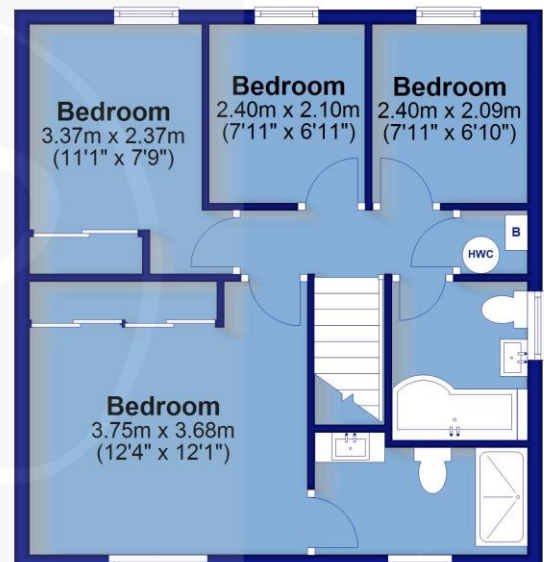
Ground Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.