



20 J H TAYLOR DRIVE, NORTHAM, EX39 1TU

£395,000

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

Tucked away in a quiet cul-de-sac within this popular development, 20 J H Taylor Drive is a well-presented four-bedroom home offering balanced, practical living space ideal for modern family life.

The ground floor provides a natural flow between the main living areas, including a comfortable lounge, separate dining room, and a well-equipped kitchen, complemented by a utility room and cloakroom WC.

Upstairs, there are four bedrooms, three of which are doubles, with the master benefiting from an en-suite. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the level rear garden is attractively arranged with a lawn, patio, and established flower and shrub borders. Additional features include a potting shed, summer house, and useful side gated access.

The property also benefits from an integral garage and a driveway providing off-road parking for up to three vehicles.

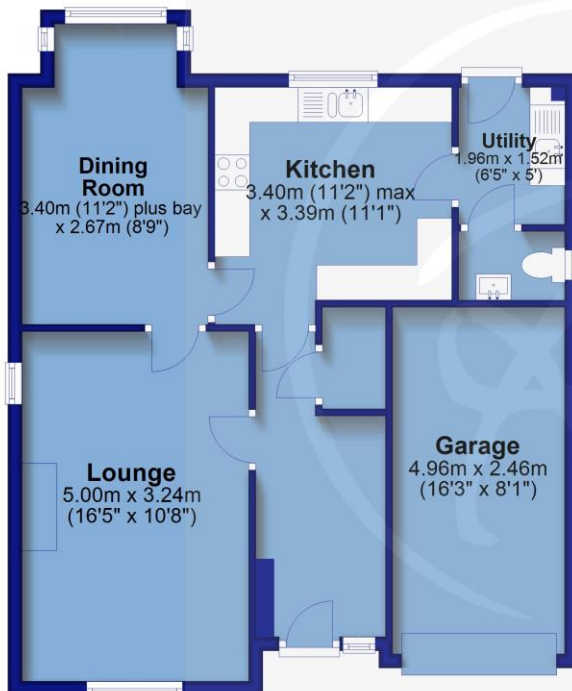
This is a well-balanced & thoughtfully arranged home, ideally suited to family living. With generous accommodation, ample parking and a private, well-maintained garden, it offers both comfort and practicality in a sought-after residential setting.

Services: All mains services are connected
Energy Performance Certificate: C (72)
Council Tax: BAND D (£2,618.24 per annum)



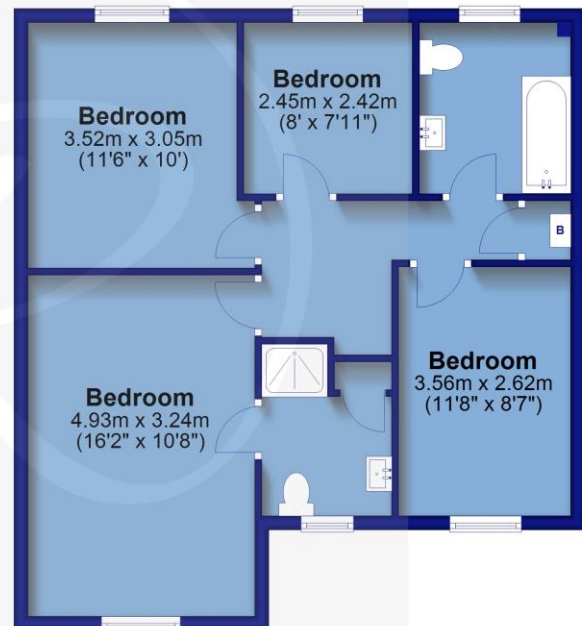
Ground Floor

Approx. 67.2 sq. metres (723.9 sq. feet)



First Floor

Approx. 59.5 sq. metres (640.0 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.