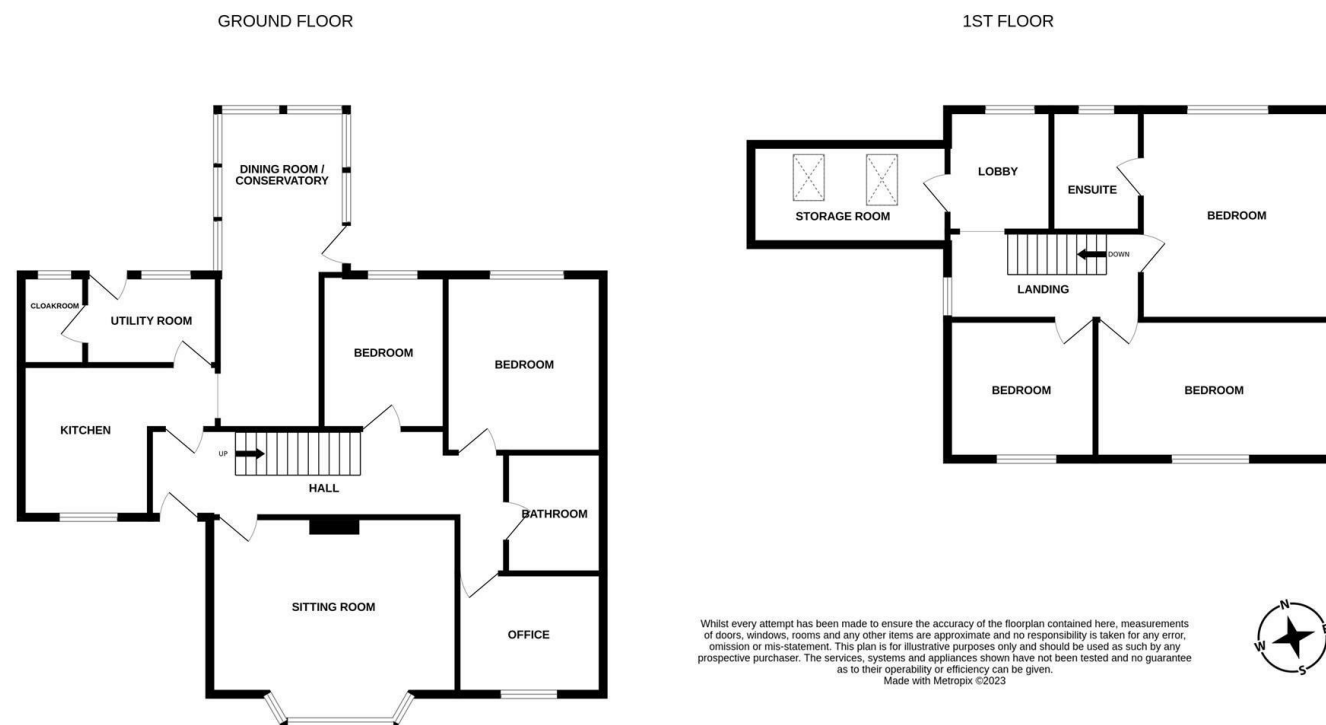


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



4 Sunnyvale, Camerton, Bath, BA2 0QD



£500,000

A delightful detached Chalet style bungalow tucked away at the back of a Cul De Sac. The property offers flexible accommodation depending each individuals needs. With three bedrooms upstairs and another two / three downstairs. Lovely gardens wrap around the property and from the tiered section of the garden there are beautiful views of the valley.

- Cul De Sac Location
- Detached
- Garage
- Wrap Around Gardens
- Driveway
- Solar Panels
- Flexible Accommodation
- Lovely Views

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4 Sunnyvale, Camerton, Bath, BA2 0QD

The chalet style bungalow is tucked away at the end of the cul de sac and offers flexible accommodation. The front of the property offers two parking spaces one of which leads to the garage. A few steps leads to a secluded terrace seating area and to the front door of the property. The pretty garden comprises of a lawned and decked area which again offers a great outside entertaining area.

On entering the property the hallway leads to all of the ground floor accommodation and stairs lead up to the first floor. The kitchen breakfast room has plenty of wall and base units for storage with ample worktop space and a breakfast bar. The dining space offers a unique feel with the conservatory to the end of the dining room making it a lovely social space. Off the kitchen is a utility room with further wall and base units and plumbing for a washing machine. Doors from here lead to the cloakroom and to the rear garden.

The spacious and light elevated sitting room to the front of the home makes for an excellent room to relax. The ground floor then also offers two bedrooms and an office which could be a further bedroom if required and a well presented bathroom.

The first floor offers a master bedroom with impressive built in wardrobes and an ensuite shower room. There is a further two bedrooms and a storage space which is ideal as it has easy access.

Outside there is wrap around gardens with a beautiful mixture of plants shrubs and trees. The tiered part of the garden has a greenhouse, summer house with a decked area and gives delightful views over the valley.

The property also benefits from solar panels and a garage.

Ground Floor

Entrance Hall

All rooms lead off the hallway with stairs to the first floor and a radiator

Sitting Room 5.03m x 4.19m into the bay window (16'6 x 13'9 into the bay window)

Lovely bay window looking out to the front of the property with a radiator and an electric fire

Kitchen Breakfast Room 3.05m x 2.59m extend to 3.99m (10 x 8'6 extend to 13'1)

Good range of wall and base units with work tops which incorporates a breakfast bar. Part tiled walls stainless steel splashback and hood. Ceiling spot lights. Tiled floor.

Utility room

Base and wall units laminate work tops. Part tiled walls and tiled floor. Double glazed window, radiator. Door leads to rear garden

Cloakroom

Low level toilet, vanity basin, double glazed window, tiled floor.

Dining room / Conservatory 6.50m x 2.11m ext to 2.62m (21'4 x 6'11 ext to 8'7)

Dining area which extends into a conservatory, radiator, vinyl flooring, door to rear garden

Ground floor bedroom 3.20m x 3.61m (10'6 x 11'10)

Double glazed window, radiator.

Ground floor bedroom 3.12m x 2.51m (10'3 x 8'3)

Double glazed window, radiator

Ground Floor Bathroom 2.44m x 1.93m (8' x 6'4)

Bath with shower over, vanity basin, toilet, radiator, extractor fan, cupboard storage, double glazed window, vinyl floors, tiled walls.

Office / Bedroom 2.95m x 2.44m (9'8 x 8)

Range of built in office furniture including shelves, desk, and draws, double glazed windows, radiator.

First Floor

Landing

Double glazed window, wood floors, loft access

Bedroom 4.14m x 3.94m (13'7 x 12'11)

Double glazed windows, wood floors, radiator, built in wardrobes

Ensuite 2.46m x 1.78m (8'1 x 5'10)

Double glazed window, separate shower, vanity basin, toilet, radiator, wood floors.

Bedroom 4.88m x 2.82m max (16 x 9'3 max)

Double glazed windows, wood floors, radiator

Bedroom 3.00m x 2.82m max (9'10 x 9'3 max)

Double glazed windows, wood floors, radiator

Lobby 2.44m x 2.03m (8 x 6'8)

Double glazed window, wood floors, radiator

Store Room 3.96m x 2.03m (13 x 6'8)

Wood floors, 2 x Velux windows, combi boiler, light

Externally

Gardens

A delightful variety of areas to enjoy with secluded spots. A decked entertainment area to the front with a lawned area makes a ideal spot for al fresco dining and a further private area to the rear for a more intimate get together. The higher level garden has a summer house and vegetable plot offering stunning views over the valley. To the front is two parking driveway spaces and a separate garage.

