

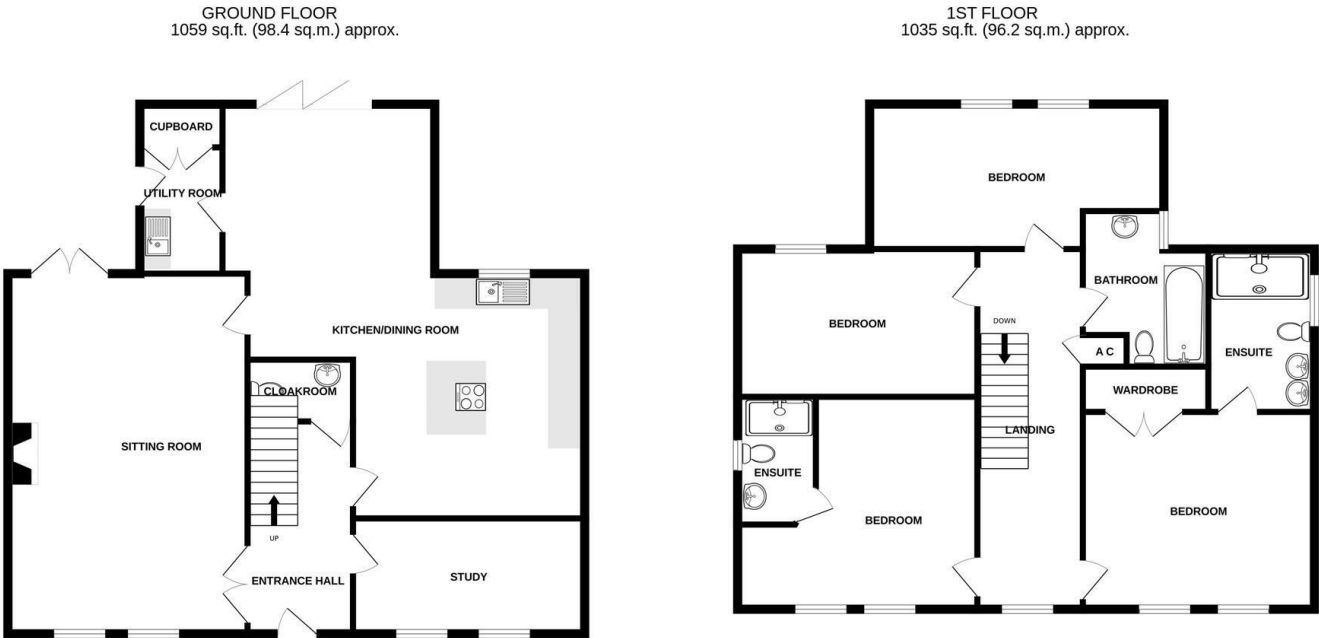
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	87	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

4 Lavender Close, Faulkland, Radstock, BA3 5WH



TOTAL FLOOR AREA : 2142sq.ft. (199.0 sq.m.) approx.
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Price Guide £800,000

A quality detached house built in 2021 with a luxury specification, forming part of a small village cul de sac of 8 similar homes.

- Sought after Somerset village location close to Bath
- Over 2100 sq ft of accommodation over 2 floors
- Entrance hall & cloakroom with WC
- Large living room with woodburning stove
- Study/playroom
- Excellent sociable kitchen/dining/family room. Separate laundry room
- 4 Double bedrooms, 2 with ensuites
- Family bathroom
- Detached double garage and driveway parking
- Pleasant good size level gardens adjoining fields.

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4 Lavender Close, Faulkland, Radstock, BA3 5WH

This attractive detached house is under four years old and is offered to the market with the advantage of no onward sales chain. It has attractive stone faced elevations beneath a tiled pitched roof with a feature timber framed and tiled porch, level gardens to front and rear and a detached double garage.

The accommodation is particularly well proportioned arranged over two floors and extending to over 2100 sq ft and would be ideal for any growing family or perhaps those seeking a low maintenance option for downsizing from a property with higher maintenance responsibilities.

The house is set at the head of a small private village cul de sac with eight similar properties. The accommodation is approached through an attractive open timber framed and tiled entrance porch to a hallway from which stairs rise to the first floor and with a cloakroom with wc and wash basin. To one side of the house is a large living room with a woodburning stove while to the other is a study/playroom and large sociable open plan offset kitchen/dining room which is very much the social hub of the property. In addition there is a separate laundry room.

On the first floor lies a spacious landing and four double bedrooms. The main bedroom has a walk in wardrobe and en suite shower room, with an en suite shower room to the second bedroom and the other bedrooms served by a family bathroom.

On the outside the front garden is laid mainly to lawn, while the good size level rear garden adjoining fields with country views beyond. To one side is a large detached double garage with ample driveway parking to the front.

The property features an air source heat pump with underfloor heating on the ground floor and first floor bathrooms with well appointed quality bathroom fittings and a superb gloss finished handleless fitted kitchen with a range of built in appliances.

The property is particularly well situated at the head of a quiet cul de sac in the centre of the desirable village of Faulkland. The village has a picturesque village green, popular pubs, village hall and café facilities in the local lavender farm. The location is well situated for commuting to the City of Bath which has a mainline railway station and is approximately 10 miles away and the vibrant Towns of Frome and Bradford on Avon are accessible. Neighbouring villages of Norton St Phillip and Hemington both provide local primary schools and there are good transport links to Bath, Frome and Radstock for a range of senior schools. The village is surrounded by glorious Somerset countryside with some lovely country walks available from the doorstep.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

TIMBER FRAMED TILED ENTRANCE PORCH

Entrance door and double glazed panel to

HALLWAY

Tiled floor, staircase to first floor with oak handrail, newel posts and balustrade, cupboard with water softener.

CLOAK/WC

Tiled floor, chrome finished heated towel rail, ceiling mounted downlighters and extractor. White suite with chrome finished fittings in a contemporary style comprising wash basin with mixer tap and cupboard beneath and WC with concealed cistern. Illuminated mirror.

LIVING ROOM 7.05m x 4.69m (23'1" x 15'4")

Two double glazed windows to front aspect and glazed double doors from the hallway. This is a light and spacious room with LVT flooring, double glazed french doors leading to the rear garden and a fireplace with an oak mantle and feature wood burning stove.

STUDY/PLAYROOM 4.53m x 2.26m (14'10" x 7'4")

Two double glazed windows to front aspect. LVT flooring.

OFFSET KITCHEN/DINING & FAMILY ROOM 4.66m x 4.52m plus 4.87m x 4.20m (15'3" x 14'9" plus 15'11" x 13'9")

This is very much the social hub of the home, a superb space with tiled floor, ceiling mounted downlighters, a double glazed window overlooking the rear garden and three panel double glazed bi-fold doors opening onto a paved terrace with countryside views beyond, The kitchen area is furnished with excellent range of high gloss handleless wall and floor units with contrasting marble worksurfaces and upstands. Inset one and a quarter bowl sink with mixer tap, wine cooler, integrated AEG dishwasher, two NEFF hide and slide ovens, integrated microwave and coffee machine. Integrated larder refrigerator. The cupboards provide an excellent range of drawer and cupboard storage space and there is a matching island unit with breakfast bar and five ring NEFF induction hob with a ceiling mounted stainless steel extractor.

LAUNDRY ROOM overall 3.05m x 1.63m (overall 10'0" x 5'4")

Double glazed door to outside, tiled floor, base unit with inset stainless steel sink with mixer tap, marble worksurfaces and upstands, integrated washer/dryer. Double doors lead to a cupboard with fitted shelving and appliance space with plumbing for washing machine (included in measurements).

FIRST FLOOR

LANDING 7.12m x 2.07m (23'4" x 6'9")

Double glazed windows to front aspect, cupboard with pressurised hot water cylinder. Access to roof space. Radiator.

BEDROOM 4.54m x 3.89m (14'10" x 12'9")

Two double glazed windows to front aspect, radiator. Walk in wardrobe (excluded from measurements) with fitted hanging rails and shelving.

EN SUITE SHOWER ROOM 3.03m x 2.07m (9'11" x 6'9")

Tiled floor with underfloor heating, double obscure glazed window to side aspect, chrome finished heated towel rail. Luxury white suite comprising WC, twin circular wash basins with pillar mixer taps set on a wash stand, large fully tiled shower enclosure with thermostatic shower head. Shaver point, ceiling mounted downlighters.

BEDROOM TWO 4.75m x 4.09m (15'7" x 13'5")

Two double glazed windows to front aspect, radiator.

EN SUITE SHOWER ROOM (Included in measurements)

Double obscure glazed window to side aspect, chrome finished heated towel rail. Tiled floor with underfloor heating. Luxury white suite comprising WC with concealed cistern, wash basin with mixer tap and storage cupboard beneath. Mirrored wall cupboard, fully tiled shower enclosure with thermostatic shower head. Ceiling mounted downlighters.

BEDROOM THREE 5.95m x 3.15m (to max) (19'6" x 10'4" (to max))

Two double glazed windows overlooking the rear aspect with rural views. Radiator.

BEDROOM FOUR 4.75m x 2.83m (15'7" x 9'3")

Double glazed window to rear aspect with rural views, radiator. The free standing wardrobes are included in the sale price.

BATHROOM

Double obscure glazed window to side aspect. Tiled floor with underfloor heating, chrome finished heated towel rail. Luxury white suite comprising WVC, wash basin in vanity unit with cupboard beneath, illuminated mirrored cupboard, shaver point, bath with shower screen, mixer tap and over bath thermostatic shower. Ceiling mounted downlighters.

OUTSIDE

FRONT GARDEN

To the front of the property there is a walled and fenced garden laid to lawn with a paved pathway and shrub border.

To one side of the property lies a double width driveway providing off street parking for at least four vehicles leading to the

DETACHED DOUBLE GARAGE 5.52m x 5.41m (18'1" x 17'8")

With twin electrically operated roller entrance doors, power and light connected and side door.

REAR GARDEN 19m wide x 12m deep (to max) (62'4" wide x 39'4" deep (to max))

An attractive feature of the property, the garden is level and enclosed by ranch style fencing adjoining a field to the rear. Immediately to the rear of the property lies a paved patio terrace ideal for outdoor entertaining in the warmer months, the pavings continuing to the side of the property. Beyond the terrace the garden is laid predominately to lawn with raised cultivated beds and aluminium framed greenhouse.

TENURE

Freehold. The cul de sac is private and run by a management company in which we understand each of the residents have a share. It is anticipated the annual maintenance fee will be approximately £250 per year including a sinking fund.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is G. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

The property has mains water, electricity and drainage. The central heating is powered by an air source heat pump with underfloor heating on the ground floor and radiators on the first floor except the bathrooms which have electric underfloor heating. The property is situated in historic coal mining activity for which it is recommended a mining report is obtained during the conveyancing process.

Local Authority. Somerset Council

Broadband superfast 46mps

Mobile phone EE O2 Three Vodafone. Likely

