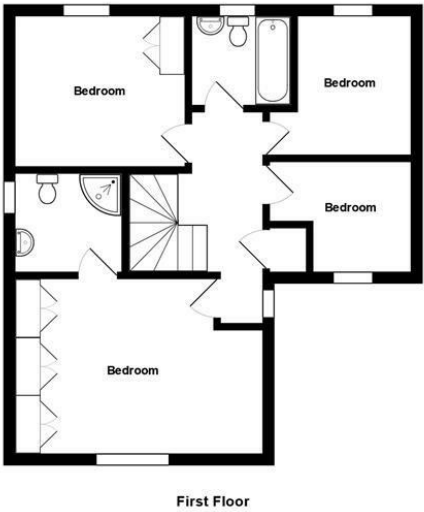
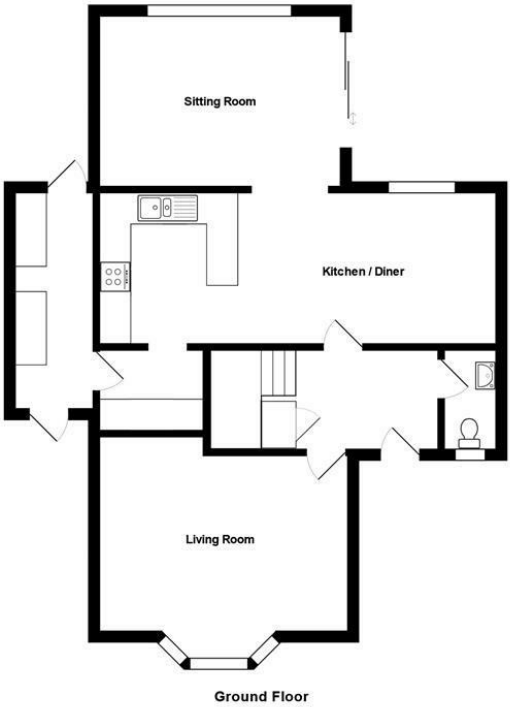
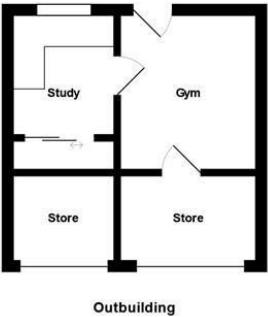


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 139.3 m² ... 1500 ft² (excluding outbuilding)
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
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12 Maple Rise, Writhlington, Radstock, BA3 3LH



£550,000

A true turn key home which is beautifully presented. Tucked away in a great location and offering flexible accommodation. Offering a wonderful open plan kitchen diner and family space with a separate office and gym.

- Tucked away location with nice views
- Garage converted into an office, gym and storage space
- Contemporary open plan kitchen diner
- Pantry space just off the kitchen
- High quality Neff built in appliances
- Generous garden room to the rear
- Spacious sitting room
- High quality ensuite and bathroom
- Enclosed private rear garden
- Ample off street parking

www.daviesandway.com
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12 Maple Rise, Writhlington, Radstock, BA3 3LH

Welcome to this impressive detached home located in Maple Rise, Radstock. This modern home boasts four spacious bedrooms, a well-appointed bathroom and ensuite, making it an ideal choice for families or those seeking extra space.

Step inside and you will be greeted by a fantastic kitchen diner that truly serves as the heart of the home. This contemporary space is perfect for both everyday living and entertaining, providing a warm and inviting atmosphere for family gatherings and social occasions whilst still having a spacious separate sitting room.

The property also features a delightful garden room at the rear, which seamlessly leads to an enclosed private garden. This outdoor space offers a tranquil retreat, perfect for enjoying sunny days or hosting barbecues with friends and family.

Additionally, the garage has been thoughtfully converted into a versatile office and gym, catering to the modern lifestyle and providing a dedicated area for work or fitness pursuits.

This home is a true turn-key property, ready for you to move in and make it your own. With its stylish design and practical features, it presents an excellent opportunity for those looking to settle in a charming community. Don't miss the chance to view this remarkable home in Radstock.

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

GROUND FLOOR

ENTRANCE HALL

Double glazed frosted modern front door. Tiled floor and a coved ceiling. Understairs cupboard. Staircase to first floor. Radiator.

SITTING ROOM 1.12 into bay x 4.89 (3'8" into bay x 16'0")

Double glazed bay window and a further double glazed window to the side with plantation shutters. Coved ceiling. Wood flooring. Modern design built-in unit with cupboards below, shelves above and space for a television. Modern design radiator.

CLOAKROOM 1.93 x 1.01 (6'3" x 3'3")

Double glazed frosted window. Wall hanging vanity basin with a mixer tap. Toilet. Half height grey wood effect tongue and groove panelling. Tiled floor.

KITCHEN / DINER 7.77 x 2.98 (25'5" x 9'9")

A wonderful space which truly is the heart of the home. An extensive range of wall units with lighting underneath and base units comprising cupboards and drawers with clever corner carousel unit for easy access and practical recycling bins are provided in one of the cupboards. There is black granite worktops and upstands which flow around the kitchen to also give a breakfast bar area. There are numerous built in appliances including a Neff eye level double oven, Neff induction hob with a glass splashback and a dishwasher. There is an inset stainless steel one half bowl sink with a mixer tap. An opening above this looks out to the garden room. Ceiling downlighters in the kitchen area. Underfloor heating gives a further touch of luxury whilst two further modern design radiators are provided. Opening to

GARDEN ROOM 4.74 x 2.94 (15'6" x 9'7")

Located off the kitchen-diner it flows seamlessly into the garden room. There is plenty of natural light with double glazed windows and two roof lights offering views to the garden. This really useful space is currently used as a further seating area but has been used by the family in the past as a playroom for their children. Matching tiled flooring flows through from the kitchen-diner. There is a television point and a vertical radiator. Ceiling downlighters. Double glazed patio doors lead out to the garden.

PANTRY 2.25 x 1.64 (7'4" x 5'4")

There are matching cupboards and worktops to make the transition from the kitchen seamless. Built in fridge freezer. Wall mounted boiler. Ceiling downlighters. Door leads to

SIDE LEAN TO UTILITY ROOM 4.49 x 1.45 (14'8" x 4'9")

Cupboards and laminate worktops. Plumbing for a washing machine. Wall lights and power sockets. Doors lead out to the front and rear of the property. Built in water softener.

FIRST FLOOR

LANDING

Loft access with a pull down ladder and part boarded. Double glazed window with plantation shutter. Airing cupboard with mega flow hot water tank.

BEDROOM 4.32 to built in wardrobes x 3.55 (14'2" to built in wardrobes x 11'7")

Double glazed window with plantation shutters to the front aspect. Built in wardrobes with a mixture of hanging space, shelves and drawers. Built in separate drawer unit. Television point. Vaulted style ceiling. Radiator. Wall lights each side of the bed. Door to

ENSUITE 2.25 x 1.91 (7'4" x 6'3")

A real touch of luxury to enjoy. Double glazed frosted window. Corner shower with shower control located on the wall for adjustment before you enter the shower and a built in shelf for your toiletries. Vanity basin and a toilet. Wall mounted storage cupboard and mirror with built in light activated by hand movement. Matching tiled

walls and floors. Heated towel rail that can work from the main heating system or independently.

BEDROOM 3.06 x 3.35 (10'0" x 10'11")

Double glazed window with rear aspect and plantation shutters. Built in wardrobe. Radiator.

BEDROOM 2.89 x 2.34 (9'5" x 7'8")

Double glazed window with plantation shutters. Wardrobes. Radiator.

BEDROOM / STUDY 2.14 ext to 2.82 x 21.4 (7'0" ext to 9'3" x 70'2")

Double glazed window with plantation shutters. Currently being used as a study. Built in desk and drawers. Radiator.

BATHROOM 1.96 x 1.95 (6'5" x 6'4")

Double glazed frosted window. Panel bath with a glass screen and shower over the bath and controls for the shower on entry. Enclosed coupled toilet and a vanity wall hanging basin with a mirror above encompassing a light controlled by hand movement. Dimmable ceiling lights.

OUTSIDE

FRONT

Off street parking for four cars leads to garage doors. Low maintenance gardens with steps leading to the front door and a pathway to the left leads to the lean to utility room.

GARAGE STORE / OFFICE / GYM 2.24m x 1.96m (7'4" x 6'5")

The garage has been converted to give storage space to the front behind the garage roller doors. The remainder of the garage has been converted to a gym space which has ceiling spot lights and can be accessed from the garden. A pocket door leads to the office space where there is a built in desk and sliding doors offering storage cupboards.

GYM 3.02 x 2.67 (9'10" x 8'9")

OFFICE 2.26 to storage cupboards x 1.98 (7'4" to storage space x 6'5")

REAR GARDEN

A lovely private enclosed garden set up to offer low maintenance with raised flower beds, artificial grass and a patio area ideal for alfresco dining. Clever lighting makes this a lovely place to enjoy on warm summer evenings or look out to from the garden room during the winter months. Access to one side leads to the lean to utility. To the side of the garden railway sleeper steps leads down to the Gym / Office.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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

Local Authority. Bath and North East Somerset

Services. All main services connected

Broadband. Ultrafast 1000mps Source Ofcom

Mobile phone external. EE O2 Three Vodafone. All likely

Property is located with in a coal mining reporting area

