

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	



DAVIES & WAY

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Manor View Church Hill, Writhlington, Radstock, BA3 3ND



Price Guide £650,000

This is an exceptional individual detached four bedroom contemporary home finished to a high specification with a generous enclosed rear garden and ample parking to the front.

- Impressive individual detached contemporary home
- Ample parking to the front and a garage
- Stunning modern high specification kitchen
- Sitting room which runs from the front to the rear of the property
- Separate snug
- Wow master bedroom with an ensuite
- Private enclosed rear garden



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Manor View Church Hill, Writhlington, Radstock, BA3 3ND

Nestled in the charming area of Church Hill, Writhlington, Radstock, this stunning detached house offers a perfect blend of contemporary style and comfortable living. With four spacious bedrooms, including a lovely master suite complete with an ensuite bathroom, this property is ideal for families seeking both space and modern amenities.

The heart of the home is undoubtedly the impressive kitchen, designed to delight any cooking enthusiast. Its contemporary finish and thoughtful layout make it a wonderful space for both culinary creations and family gatherings. Adjacent to the kitchen, you will find two separate reception rooms, providing ample space for relaxation and entertaining guests.

The property also boasts two well-appointed bathrooms, ensuring convenience for all residents. Outside, the lovely enclosed rear garden offers a safe and inviting space for children to play or for hosting summer barbecues with friends and family.

Additionally, there is parking available for plenty vehicles, adding to the practicality of this delightful home. With its stunning finish and thoughtful design, this property is a true gem in the Writhlington area, perfect for those looking to enjoy a modern lifestyle in a peaceful setting. Don't miss the opportunity to make this beautiful house your new home.

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

ENTRANCE AREA 1.52 x 1.86 (4'11" x 6'1")

Entry via a modern composite door with a frosted window and a further double glazed frosted window to the side. Tiled floor. Radiator.

KITCHEN DINING ROOM 7.75 4.91 (25'5" 16'1")

This truly is the heart of the home and its contemporary style is sure to impress. The centre peninsula with its huge worktop space has a one and half inset sink with a mixer, induction hob and a clean cut finish but with the modern touch of a pop up power socket and pop up knife storage compartment. Underneath is a built-in dishwasher with plenty of storage cupboards and deep drawers plenty to satisfy any chef. The end of the peninsula provides a breakfast bar area. Above is a designer ceiling extractor fan. To the right hand wall of the kitchen is a bank of full height cupboards and built-in separate fridge and freezer. Included in this design are two built in ovens. The high quality finish is completed with ceiling spotlights and wood flooring.

SITTING ROOM 8.34 x 3.35 (27'4" x 10'11")

Entry from the kitchen via glass panel bi-fold doors. Feature fireplace with an electric fire and a clever wine rack to the side. Built-in low level storage units. Picture rails. Double glazed window with a front aspect and double glazed French door lead out to the garden. Two radiators.

SNUG 4.37 x 3.04 (14'4" x 9'11")

A lovely room to be able to relax in or it could be a play room for children. Double glazed window with a front aspect. Ceiling spotlights.

UTILITY ROOM 2.34 ext 3.26 x 3.06 (7'8" ext 10'8" x 10'0")

Range of grey wall and base units with a grey work top and an inset sink one and half sink and mixer tap. Green subway style tile splashback. Space is provided for a washing machine and a tumble dryer. Boiler and hot water tank. Radiator. Double glazed door leads out to the side of the property.

CLOAKROOM 1.56 x 0.78 (5'1" x 2'6")

Double glazed frosted window. Pedestal basin with green subway style tile splashback. Toilet. Radiator. Tiled floor.

FIRST FLOOR

LANDING

MASTER BEDROOM 6.44 max narrows to 4.12 x 3.52 (21'1" max narrows to 13'6" x 11'6")

A true master bedroom with contemporary panelling behind the bed. There is a dressing area with a wall mounted dressing table and built-in wardrobes. Double glazed windows to front and rear. Two radiators.

ENSUITE 2.17 x 1.21 (7'1" x 3'11")

Glass fronted sliding door with rainfall shower. Vanity sink and a toilet.

BEDROOM 2 4.05 x 2.24 (13'3" x 7'4")

Double glazed window with rear aspect. Radiator. Door to

ENSUITE 2.15 x 0.76 (7'0" x 2'5")

Shower with a glass folding door. Toilet. Wall hung basin. Heated towel rail. Extractor fan.

BEDROOM 3 3.75 x 2.53 (12'3" x 8'3")

Double glazed window with front aspect. Radiator.

BEDROOM 4 3.06 narows to 1.97 x 3.50 narows to 2.52 (10'0" narows to 6'5" x 11'5" narows to 8'3")

Double glazed window with front aspect. Radiator.

BATHROOM 3.06 x 2.24 (10'0" x 7'4")

Double glazed frosted window. P shaped bath with a curved shower screen and a rainfall shower. Vanity basin. Toilet. Part tiled walls. Ceiling spotlights. Heated towel rail.

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

Service. All mains services connected

Broadband Superfast 70 mps Source Ofcom

Mobile phone. EE O2 Three Vodafone outside all likely Source Ofcom

Property is located within a coal mining reporting area

