



Withies Way, Midsomer Norton

£375,000

- Energy Rating - C
- Potential For A Fourth Bedroom
- Ample Parking & Garage
- Council Tax Band - D
- En-Suite & Cloakroom
- Spacious Family Home
- Tenure - Freehold
- Walking Distance To Local Amenities
- 3D INTERACTIVE TOUR
- Viewings Recommended

A spacious family home located walking distance to all local amenities including shops, supermarkets, restaurants, pubs, primary and secondary schools, a swimming and much more. BARONS are delighted to welcome to the market this beautifully presented property in Midsomer Norton. The property comprises an open plan kitchen/dining/living room, a separate reception/office room and a cloakroom. On the first floor you are greeted with a living room/4th bedroom, a double bedroom with an en-suite. On the second floor you have two more double bedrooms and a family bathroom. The property further benefits from gas central heating, UPVc double glazing, an enclosed rear garden, garage and ample parking. Call BARONS TODAY to avoid disappointment on 01761 411411.

Kitchen/Dining Room 20'6" x 13'10" (6.27 x 4.22)

Reception Room 8'0" x 6'5" (2.45 x 1.98)

Cloakroom

Living Room/Bedroom Four 13'9" x 11'6" (4.20 x 3.51)

Bedroom One 11'10" x 10'8" (3.62 x 3.26)

En-Suite

Bedroom Two 13'10" x 12'4" (4.22 x 3.78)

Bedroom Three 14'0" x 11'5" (4.28 x 3.48)

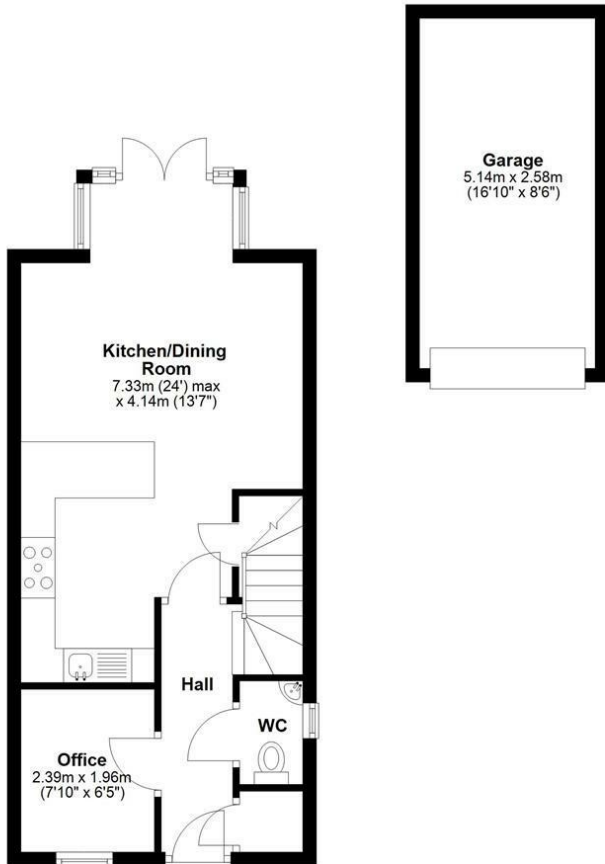
Bathroom 6'7" x 6'0" (2.02 x 1.85)





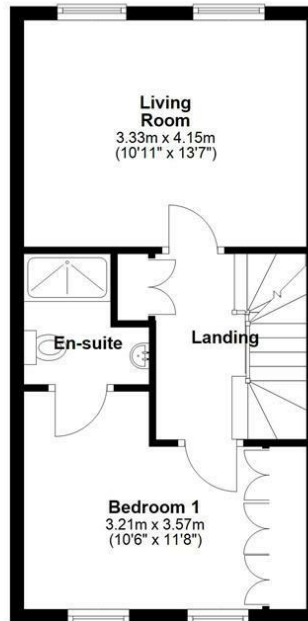
Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



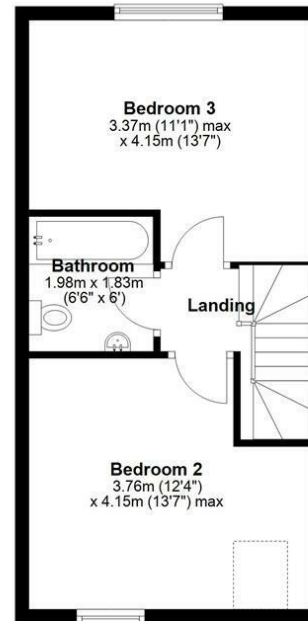
First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)

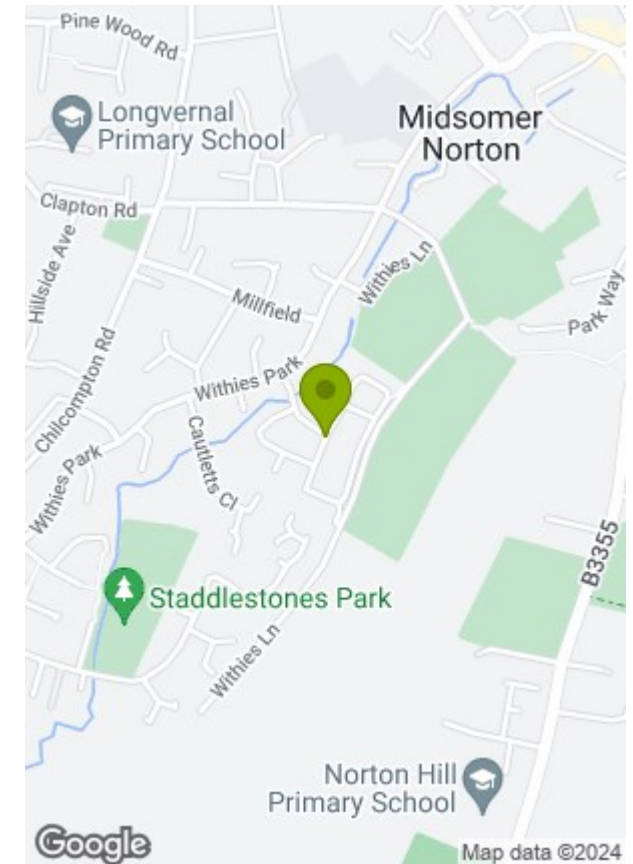


Second Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.



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		
	79	89
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.