



Bristol Road, Radstock, Somerset BA3 3EF

Guide Price £475,000

- Energy Rating - D
- Driveway And Garage
- Spacious Property
- Idyllic Family Home
- Council Tax Band - D
- STUNNING FAR REACHING VIEWS
- Out Building
- Close To Local Amenities
- Recently renovated
- Tenure - Freehold

Barons proudly present an exquisite, fully renovated home, boasting ample space for family living and breath taking panoramic views over Radstock. Nestled in an elevated position, this residence offers the perfect blend of modern comfort and scenic tranquility. Step inside to discover a meticulously designed interior featuring an inviting entrance hallway, a cosy lounge, and a seamlessly integrated open-plan kitchen/diner and living area. Crafted to the highest standards, every detail exudes quality and style. Ascending to the first floor, three generously proportioned bedrooms await, one adorned with a striking fireplace boasting original features. The family bathroom impresses with its spacious layout, complete with a separate shower cubicle, luxurious bath, and twin basins. Outside, the property unfolds into a charming garden enveloped by mature shrubbery, offering a serene retreat. A well-appointed outbuilding, patio area, garage, and driveway complete the picture of idyllic family living. Radiating charm, Radstock provides a host of amenities including supermarkets, fine dining establishments, schools, and convenient bus routes connecting to Bath & Bristol.. Don't miss the opportunity to make this exceptional property your own. Call us now at 01761 411411 to arrange a viewing and avoid disappointment.

Entrance Hall 7'50" x 14'02" (2.13m x 4.32m)

Lounge 13'14" x 11'75" (3.96m x 3.35m)

Open Plan Kitchen/Diner/Living 28'2" x 13'2" (8.60 x 4.03)

Utility 9'7" x 5'8" (2.94 x 1.73)

Cloakroom 7'8" x 3'2" (2.34 x 0.97)

Landing 13'06" x 7'42" (4.11m x 2.13m)

Bedroom One 16'17" x 13'14" (4.88m x 3.96m)

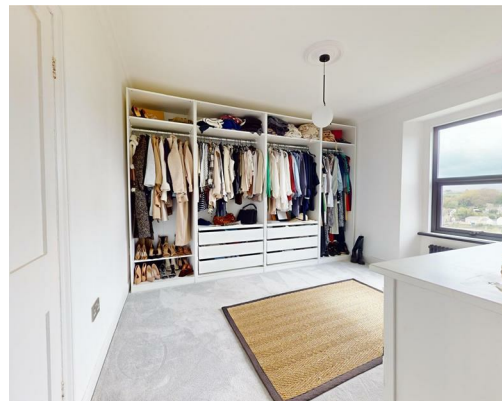
Bedroom Two 13'23" x 11'89" (3.96m x 3.35m)

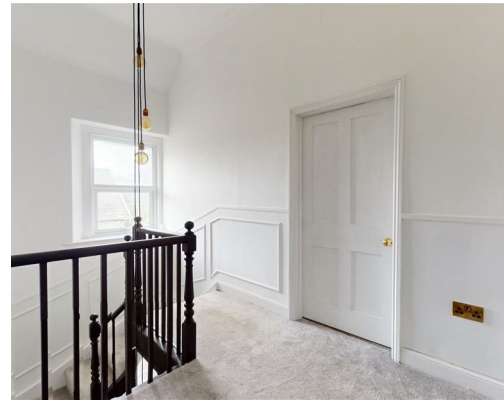
Bedroom Three 12'17" x 11'11" (3.66m x 3.63m)

Bathroom 13'12" x 7'58" (3.96m x 2.13m)

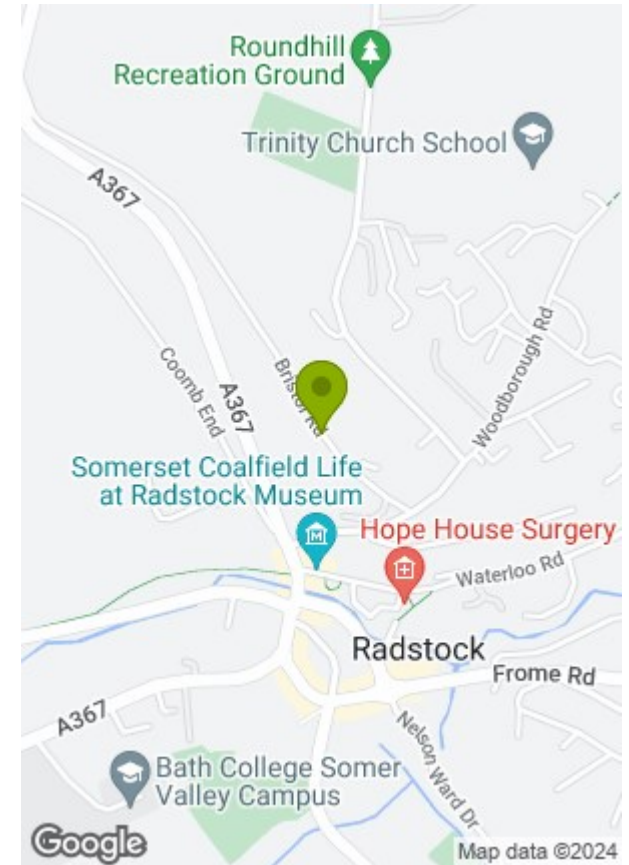
Outbuilding 12'08" x 11'20" (3.86m x 3.35m)







AWAITING FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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