

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)

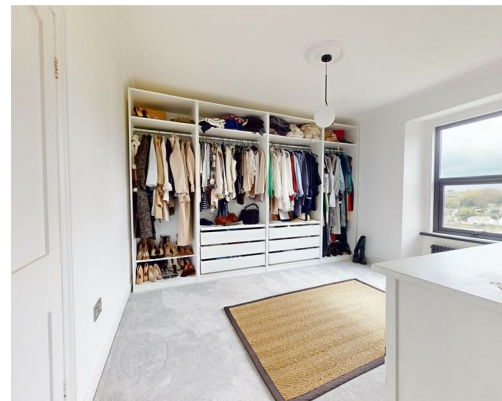
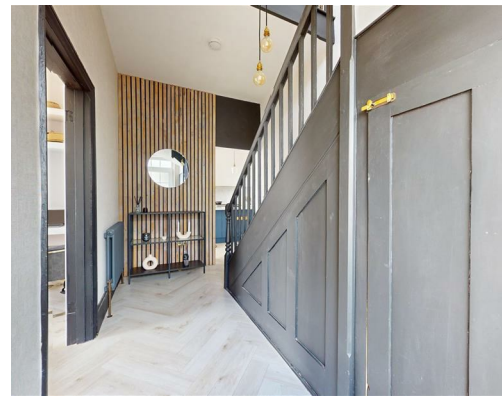
Bedroom Two 13'23" x 11'89" (3.96m x 3.35m)

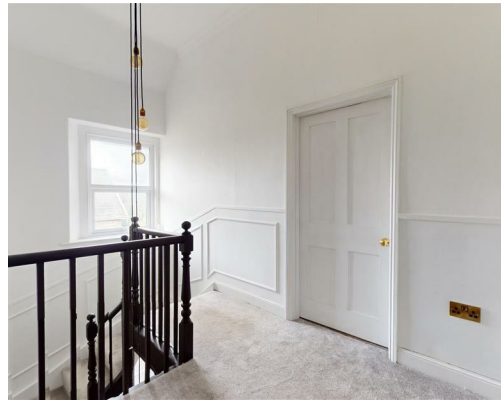
Bedroom Three 12'17" x 11'11" (3.66m x 3.63m)

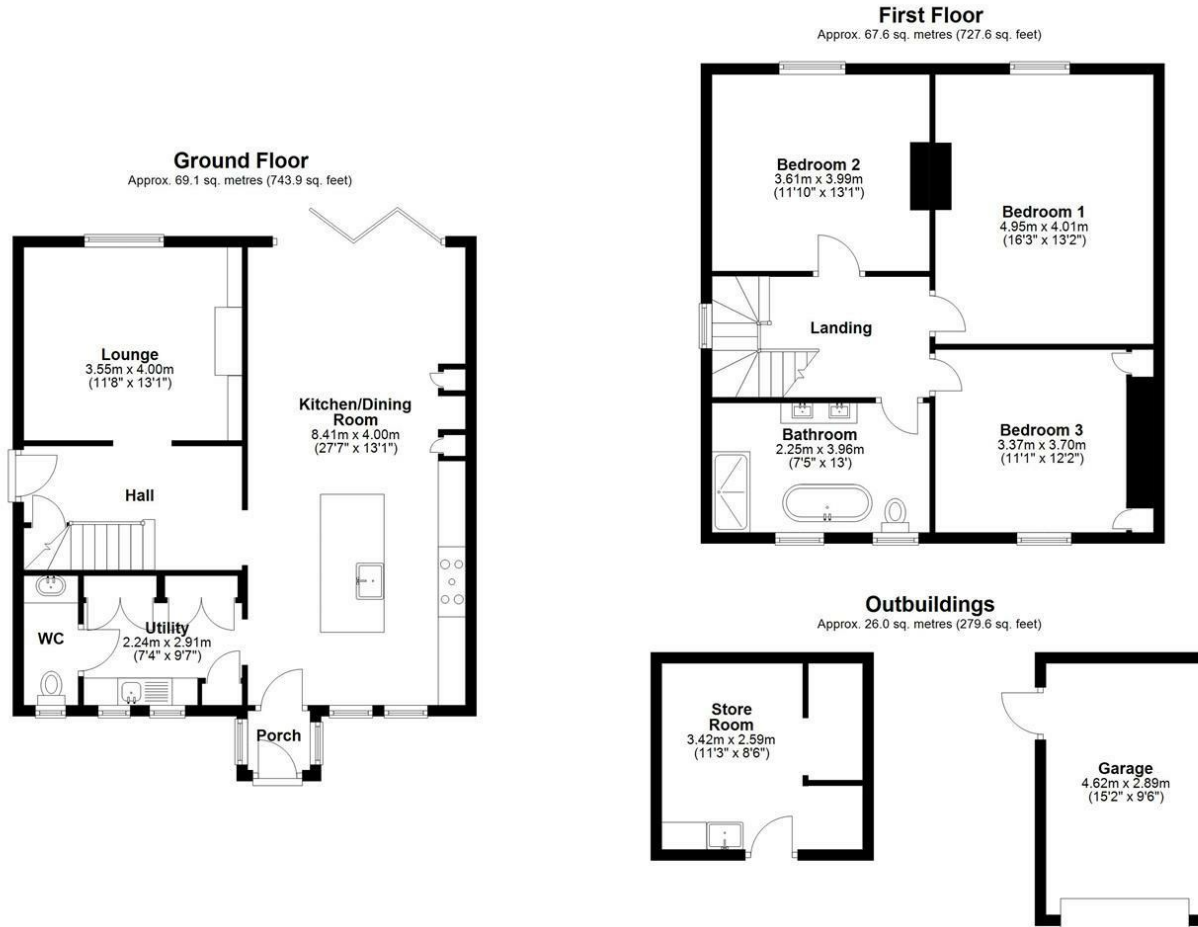
Bathroom 13'12" x 7'58" (3.96m x 2.13m)

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





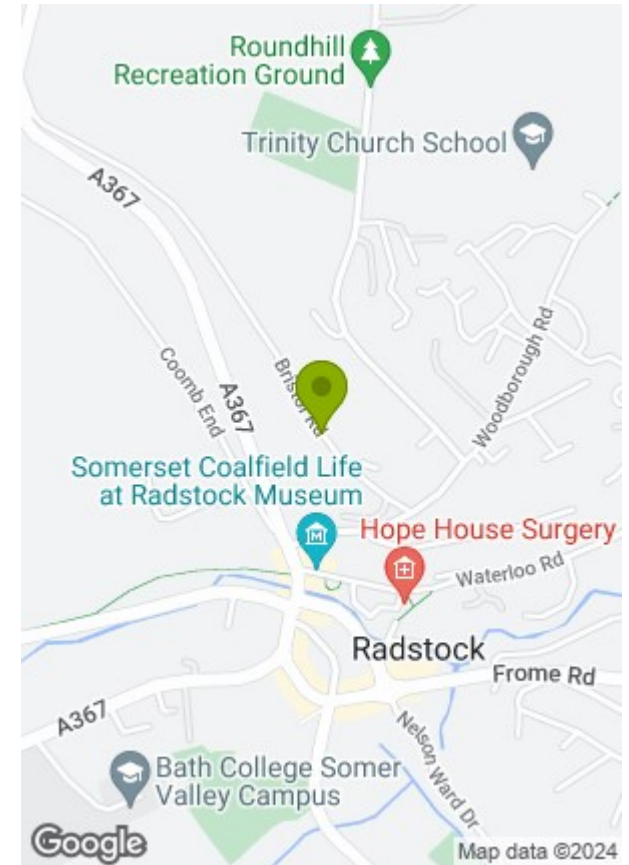




Total area: approx. 162.7 sq. metres (1751.0 sq. feet)

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		
Not energy efficient - higher running costs		
		85
	58	
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		81
	48	
England & Wales		
	EU Directive 2002/91/EC	

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.