



**Welton Grove, Midsomer Norton, Radstock, BA3 2TT**

**Offers Over £380,000**



Nestled in the charming area of Welton Grove, Midsomer Norton, this delightful semi-detached house offers a perfect blend of space and comfort for modern family living. With four generously sized bedrooms, this extended property provides ample room for both relaxation and privacy. Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The layout of the home is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The property comprises of kitchen, dining room, wc, utility and two reception rooms. To the first floor you are greeted with three double bedrooms one benefitting from an en-suite and a single bedroom and family bathroom. The exterior of the property boasts convenient parking, a valuable feature in this sought-after location. The surrounding area is known for its friendly community and excellent local amenities, making it an ideal choice for families and professionals alike.

The property also benefits from gas central heating and UPVc double glazing. Don't miss the chance to make this lovely house your new home. Call Barons today on 01761 411 411 to arrange your viewing.

- **Four Bedroom Semi Detached Home**
- **Parking**
- **Extended Family Home**
- **Close To Local Amenities**
- **Energy Rating - C**
- **Well Presented Throughout**
- **Tenure - Freehold**
- **Council Tax Band - C**

Kitchen 17'6" x 11'0" (5.35 x 3.36)

Dining Room 15'6" x 7'6" (4.73 x 2.30)

Lounge 16'11" x 10'11" (5.16 x 3.34)

Reception Room 14'4" x 10'11" (4.38 x 3.33)

Utility 11'7" x 5'3" (3.54 x 1.61)

WC 4'0" x 2'11" (1.23 x 0.89)

Bedroom One 16'9" x 11'1" (5.12 x 3.40)

En-Suite 8'5" x 5'2" (2.59 x 1.60)

Bedroom Two 10'8" x 10'8" (3.26 x 3.26)

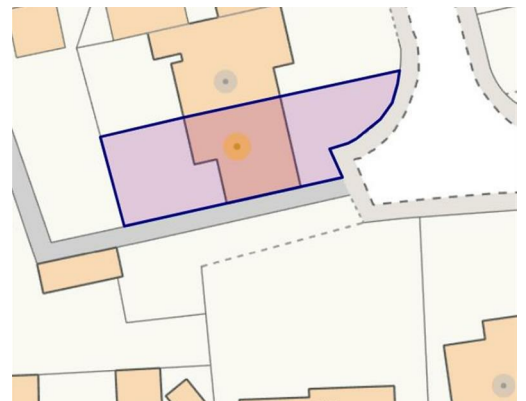
Bedroom Three 10'8" x 9'1" (3.26 x 2.78)

Bedroom Four 7'6" x 5'2" (2.30 x 1.60)

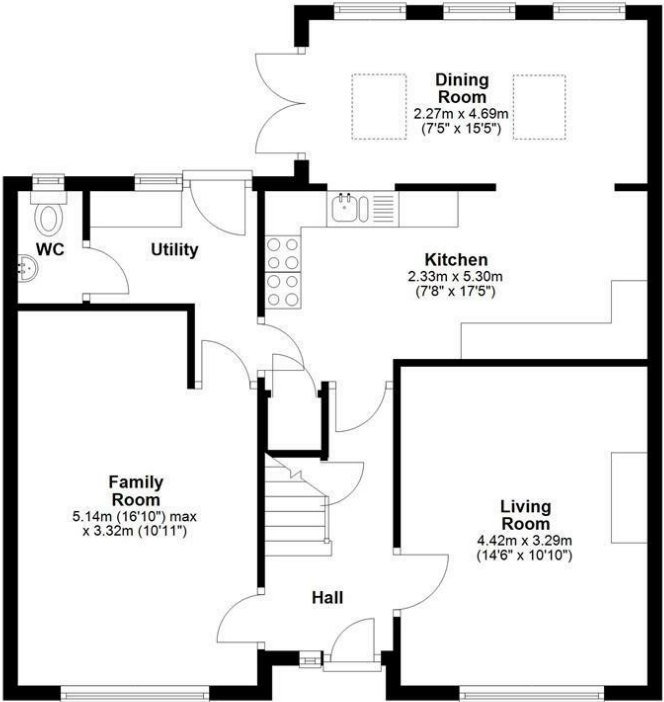
Bathroom 9'8" x 5'7" (2.95 x 1.72)



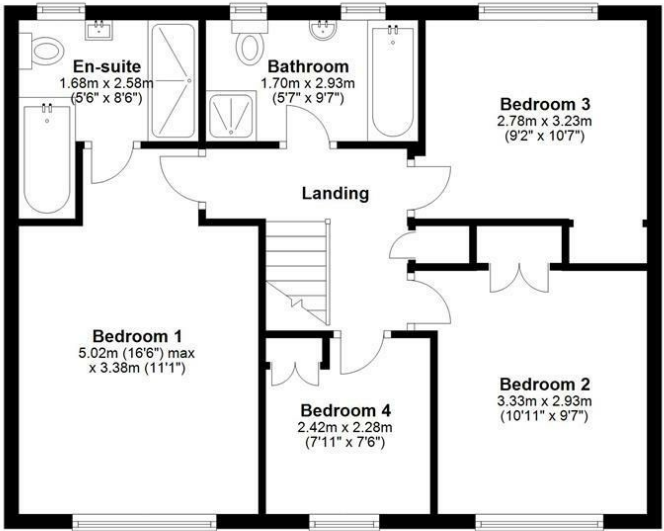




**Ground Floor**  
Approx. 69.2 sq. metres (744.9 sq. feet)

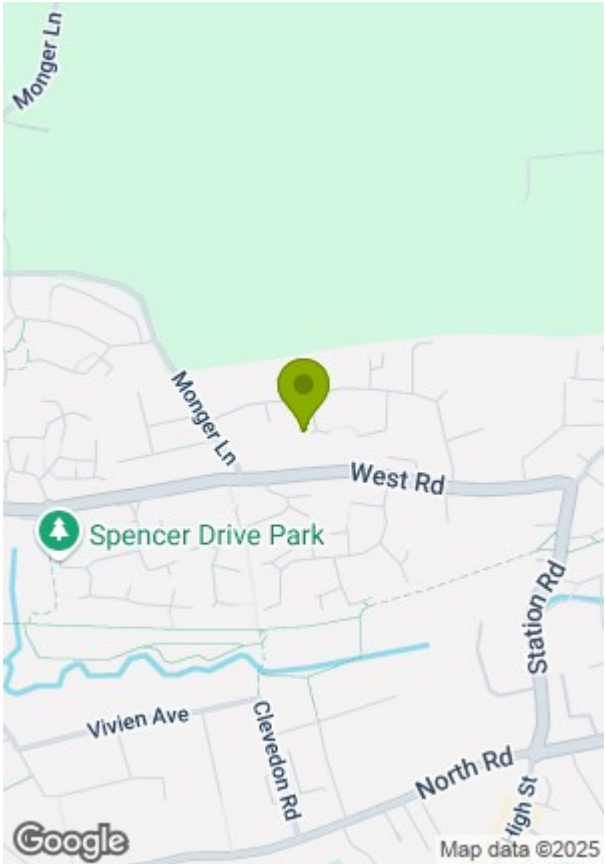


**First Floor**  
Approx. 58.6 sq. metres (630.9 sq. feet)



Total area: approx. 127.8 sq. metres (1375.7 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.