



Lark Close, Westfield, Radstock , BA3 4PX

£375,000

- Beautifully Presented Throughout
- Close To Norton Hill School & Local Amenities
- Council Tax Band - C
- Three Double Bedrooms
- Conservatory
- Walking Distance To High Street
- Tenure - Freehold
- Energy Rating - D
- Ample Parking
- Quiet cul-de-sac location

Barons are delighted to bring to the market this beautifully presented, THREE BEDROOM DETACHED home, ideally located in the highly sought-after Nightingale Estate. Just a stone's throw from the well-regarded Norton Hill School and the newly opened Norton Hill Primary, this property is perfectly positioned for families. You'll also find a wide range of local amenities nearby, including supermarkets, pubs, restaurants, a leisure centre with a swimming pool, and several other popular schools. The ground floor offers a welcoming living room, while the heart of the home is a spacious kitchen/diner—perfect for family meals and entertaining guests. This area flows effortlessly into a bright conservatory, an ideal space to relax or dine while enjoying views of the private rear garden. A convenient cloakroom completes the ground floor. Upstairs, the property comprises three double bedrooms, and a modern family bathroom. Further benefits include gas central heating, UPVc double glazing, Garage and driveway parking for multiple vehicles. Early viewing is highly recommended—call Barons today on 01761 411411 to arrange your appointment

Living Room 17'11" x 10'7" (5.47 x 3.25)

kitchen/Diner 8'6" x 19'2" (2.61 x 5.86)

Conservatory 9'4" x 8'10" (2.85 x 2.70)

Store Room 8'10" x 8'0" (2.71 x 2.44)

Garage Room 6'5" x 8'3" (1.97 x 2.52)

Bedroom One 12'10" x 10'9" (3.93 x 3.29)

Bedroom Two 10'11" x 10'9" (3.35 x 3.29)

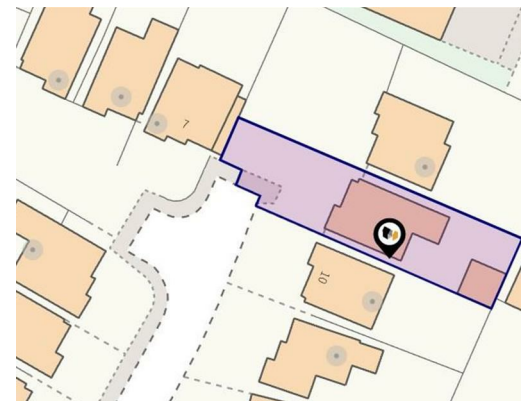
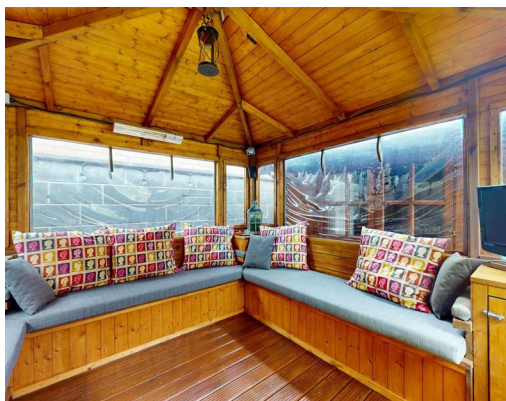
Bedroom Three 9'6" x 8'3" (2.90 x 2.52)

Bathroom 7'10" x 5'6" (2.39 x 1.70)

Covered Seating Area 9'6" x 9'6" (2.92 x 2.92)

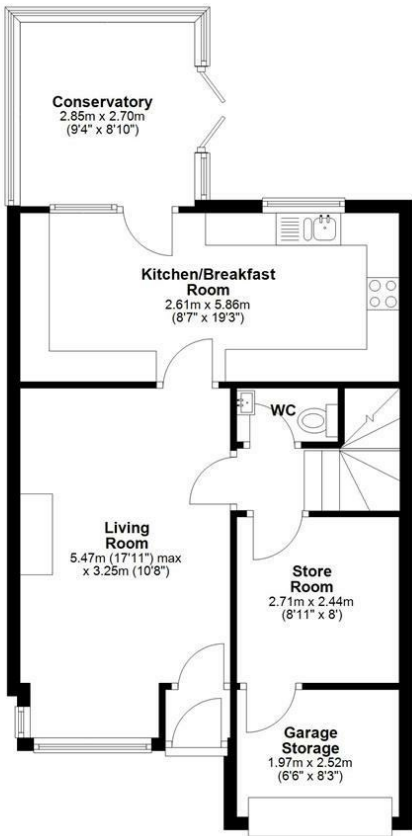
Storage 9'1" x 12'4" (2.77 x 3.76)





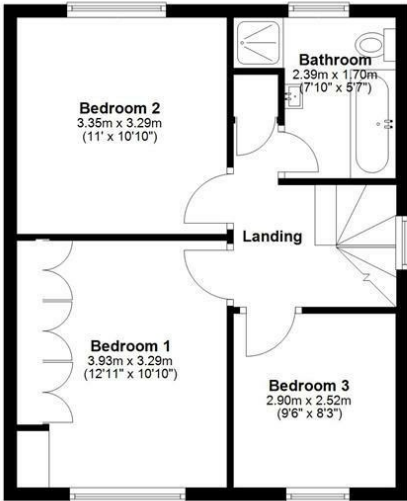
Ground Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



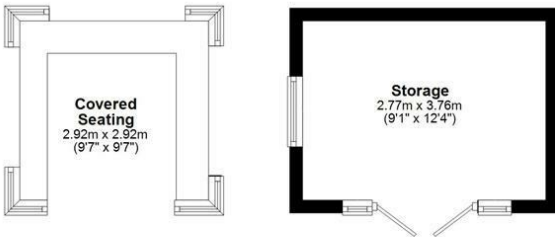
First Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



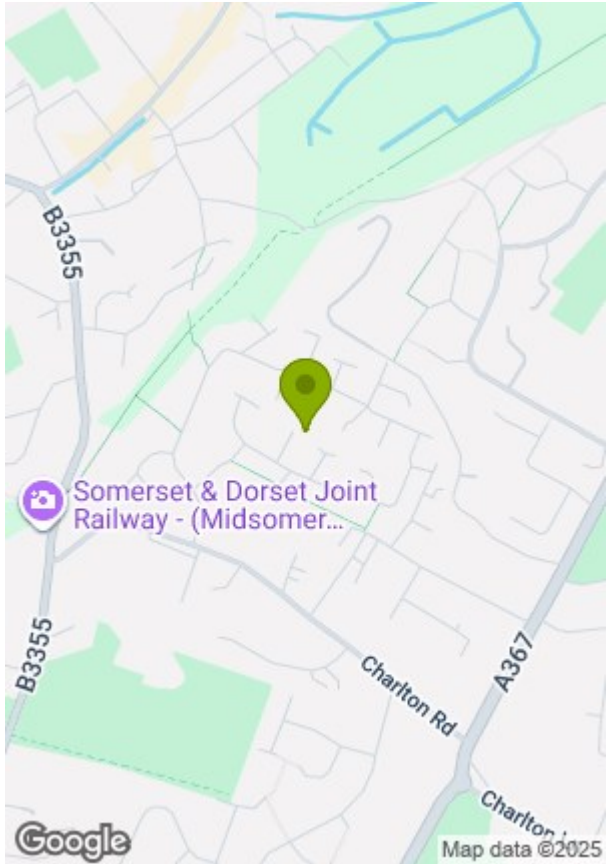
Outbuildings

Approx. 18.9 sq. metres (203.9 sq. feet)



Total area: approx. 121.8 sq. metres (1310.7 sq. feet)

While every attempt has been made to ensure accuracy of the floor plan, measurements of door, 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 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
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.