



Woodpecker Avenue, Radstock, BA3 4NN

£465,000

- Energy Rating - A
- Sought After Location
- Parking & Integral Garage
- Tenure - Freehold
- Council Tax Band - D
- Fully Energy Sufficient
- Close To All Local Amenities
- 3D Interactive Tour
- Updated Throughout
- Spacious Family Home

Barons Welcomes to the market this FOUR bedroom DETACHED family home in the ever popular development of Nightingale Way, Midsomer Norton. Throwing distance to Norton Hill School and all other local amenities including pubs, restaurants, shops, schools, a swimming pool, parks etc.

One of the standout features of this home is the presence of solar panels and heat pump system, making it not only environmentally friendly but also cost-effective. Imagine the satisfaction of living in a self-sustainable home, where you can reduce your carbon footprint and lower your energy bills at the same time. The property comprises a living room, kitchen, dining room, cloakroom and integral garage. On the first floor you are greeted with three double bedrooms, one of which has an en-suite, a single bedroom and a family bathroom. Located in a peaceful area, this property provides a perfect retreat from the hustle and bustle of everyday life. With its spacious layout and modern amenities. Don't miss the opportunity to own a home that not only meets your needs but also aligns with your values. Book a viewing today on 01761 411 411 and experience the charm and comfort that this property on Woodpecker Avenue has to offer.

Kitchen 13'11" x 8'2" (4.25m x 2.51m)

Dining Room 11'6" x 8'5" (3.51m x 2.59m)

Living Room 11'8" x 16'9" (3.58m x 5.12m)

WC 7'8" x 2'8" (2.35 x 0.82)

Bedroom One 12'0" x 11'7" (3.66m x 3.54m)

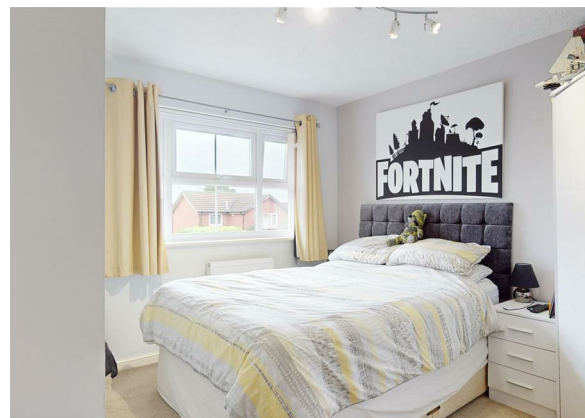
En-suite

Bedroom Two 10'9" x 10'6" (3.28m x 3.22m)

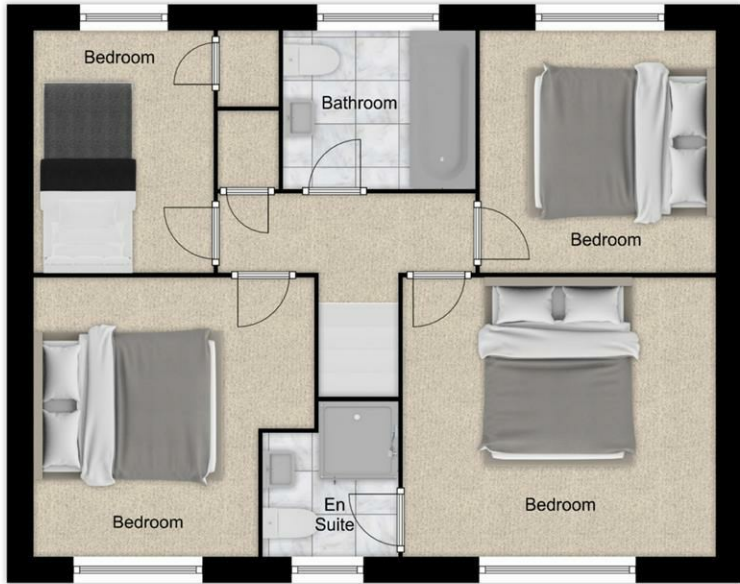
Bedroom Three 8'9" x 8'6" (2.68m x 2.60m)

Bedroom Four 9'5" x 7'0" (2.88m x 2.14m)

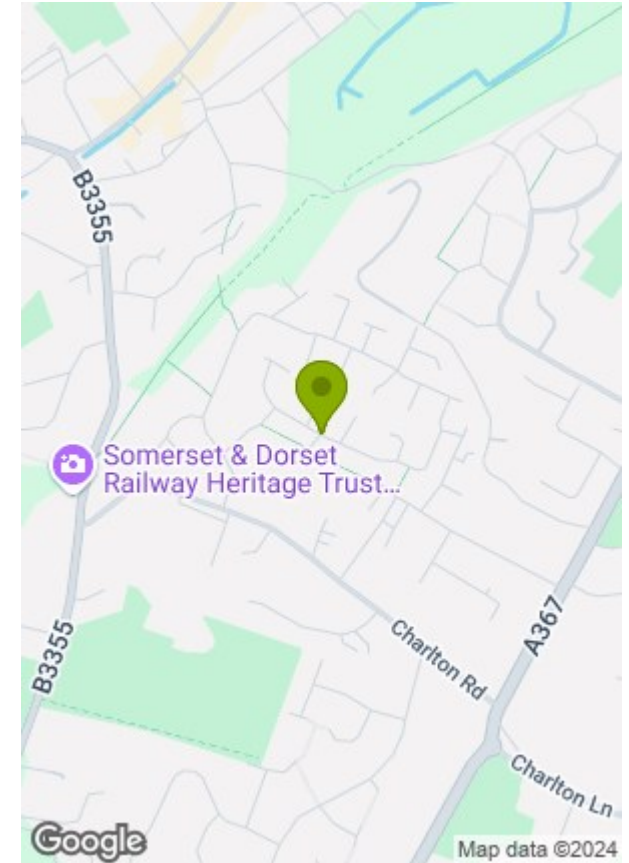
Bathroom 7'6" x 5'5" (2.29 x 1.67)







© Greenwood's Barons Property Centre 2024



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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.