



- A large and extended corner plot, detached family home
- Wow factor kitchen dining room with bi-fold doors and velux windows
- Main lounge to front and second garden lounge to rear
- Also, on the ground floor is a study or fifth bedroom with ensuite shower
- Four good sized bedrooms, master bedroom with ensuite
- Family bathroom with shower over bath, gas central heating
- Fully enclosed and private rear garden, with no expense spared!



A detached and extended family home situated just 7 miles from Bath city centre!

This property certainly has the wow factor with a large open plan kitchen dining room with bi-fold doors opening onto an extremely private garden and Velux windows flooding natural light in. Further on the ground floor are the main lounge, a second garden lounge with doors opening onto the garden and a study or fifth bedroom benefitting from an en-suite shower room. The ground floor layout of this property has been specifically designed to convert easily to provide a separate, self contained annexe. On the first floor are four good sized bedrooms, the main bedroom boasts an ensuite and there is a family bathroom with shower over bath. Mains gas central heating and double glazing.

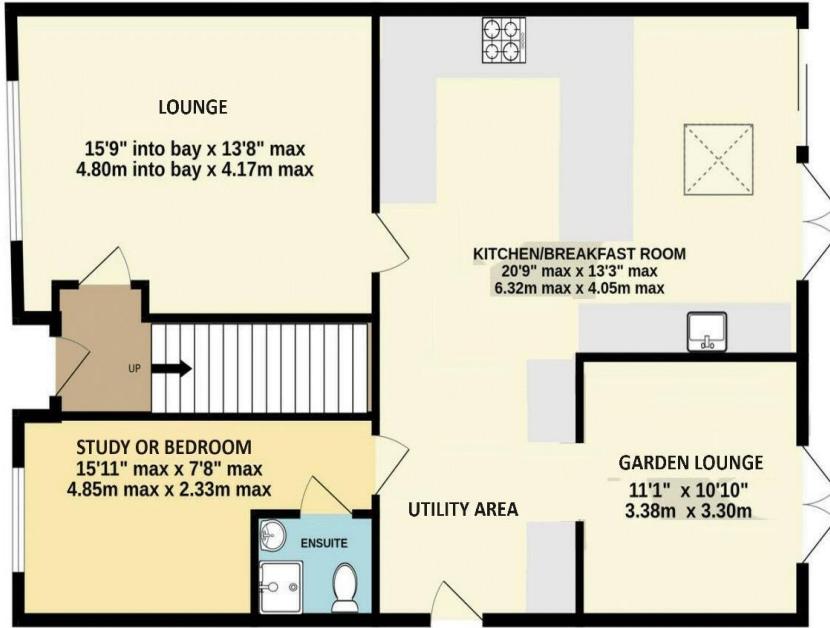
Outside to front is a paved private drive providing parking for two vehicles side by side. To the rear is a private, low maintenance garden with composite decked patio, gazebo, and artificial lawn. The property is offered for sale with no onward sales chain!

AGENTS NOTE: The property boasts a 4kw solar panel system owned by the property. No expense has been spared on the garden with premium decking and the artificial lawn has been fitted with a 10mm special drainage underlay.

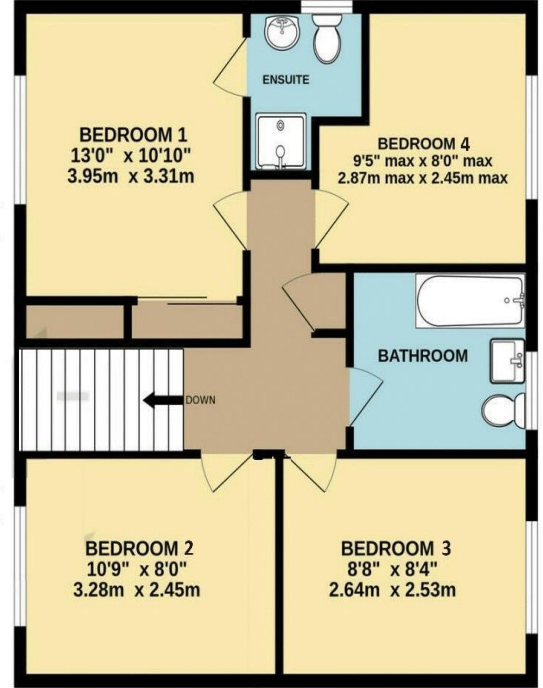
**Tenure:** Freehold. **Council Tax Band:** E



GROUND FLOOR  
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.