



- An attractive three bedroom semi detached home
- Spacious open plan lounge/dining room
- Extended kitchen/breakfast room and ground floor shower room
- Three large double bedrooms and an en suite shower room
- Large rear garden, garage and parking
- Excellent village location with commuter links

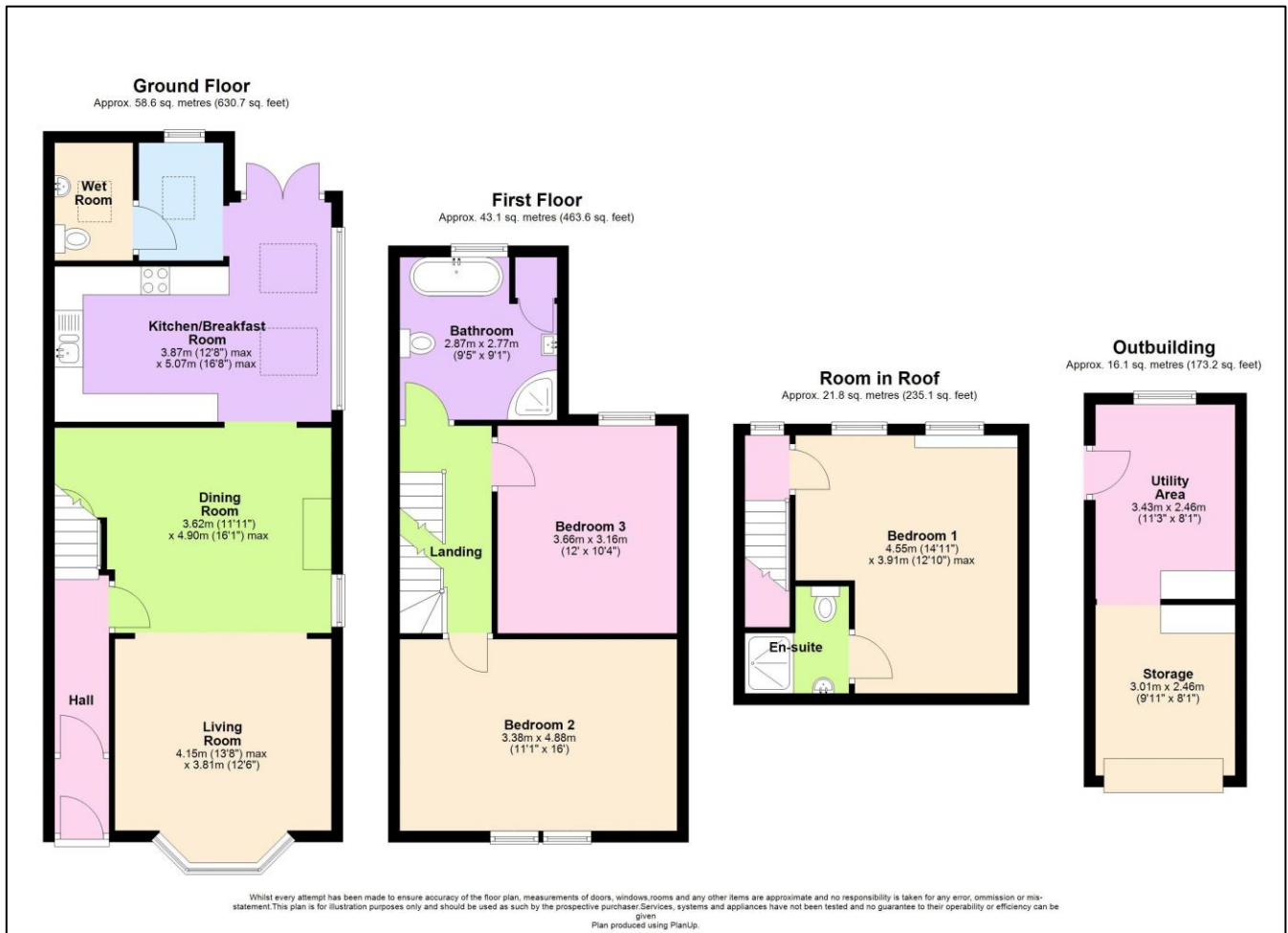


'An attractive and nicely extended semi detached home offering plenty of accommodation across three levels and enjoying a large and well tended rear garden!' This three bedroom natural stone built, semi detached home has been the subject of a lovely rear extension and now offers superb accommodation presented in excellent order throughout. As you enter the property there is an entrance lobby leading into hallway with stairs to the first floor. Open plan lounge/dining room with bay window to the lounge area and an attractive fireplace with burner to the dining area. The extension to the rear has created a fantastic L-shaped kitchen/breakfast room with lots of natural light flooding in and offering plenty of storage, integrated appliances and French doors to the rear. There is also an area perfect for shoes and coats as well as a door into a ground floor wet room with wc. On the first floor there are two very spacious double bedrooms and a large family bathroom which boasts both a shower enclosure and roll top bath. Further stairs then rise to the top floor where there is a further double bedroom with a far reaching view from the rear elevation and there is a lovely en suite shower room. The property has gas central heating and double glazing.

Externally the property has an enclosed front garden with pathway up to the front door. A shared driveway (serving just the two properties) extends to the side of the property and up to a good size garage with power and water supply and parking for four cars. Beyond the parking area is a beautifully kept garden laid predominantly to lawn but with a selection of well stocked borders and beds to the surrounds and a large timber shed to the far end which also has power.

The village of Paulton is an incredibly well served village with plenty of general amenities on offer including well regarded infant and primary school, convenience stores, doctors and dental surgeries, public houses, sports clubs etc to name just a few. Open fields and countryside are accessible within a matter of minutes walk from the front door and for those looking to commute, Bath and Bristol are with 30 minutes drive and also have regular buses running to and from the village.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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