



- An extended four bedroom family home situated just 6 miles from Bath City centre!
- Feature kitchen/dining room with doors to the garden
- Useful utility/boot room and ground floor wc
- Main bedroom with attractive en suite shower room
- Fully enclosed, well maintained rear garden
- Extremely well served village with primary school and regular public transport



'A spacious family home with an excellent double storey extension to create a large main bedroom and an attractive en suite shower room!'

An attractive, modern four bedroom semi detached home quietly located on a popular residential road that has been the subject of a superb double storey side extension which really enhances the accommodation on offer! As you enter the property there is an entrance hallway with stairs to the first floor and a really useful ground floor wc. The lounge is a pleasant size and across the rear is now a large L shaped kitchen/dining room with plenty of storage units, a selection of integrated appliances and there are French doors to the garden off the dining area. Also on the ground floor is a boot room/utility area housing the boiler and has its own doorway out to the driveway and is therefore perfect for muddy boots and shoes. On the first floor there are four bedrooms. The largest is a comfortable double bedroom and has a super en suite shower room that has been very tastefully designed and finished. Bedrooms two and three are also double rooms and bedroom four is a single set up as a dressing room with wardrobes. There is also a well fitted family bathroom. GCH and double glazing.

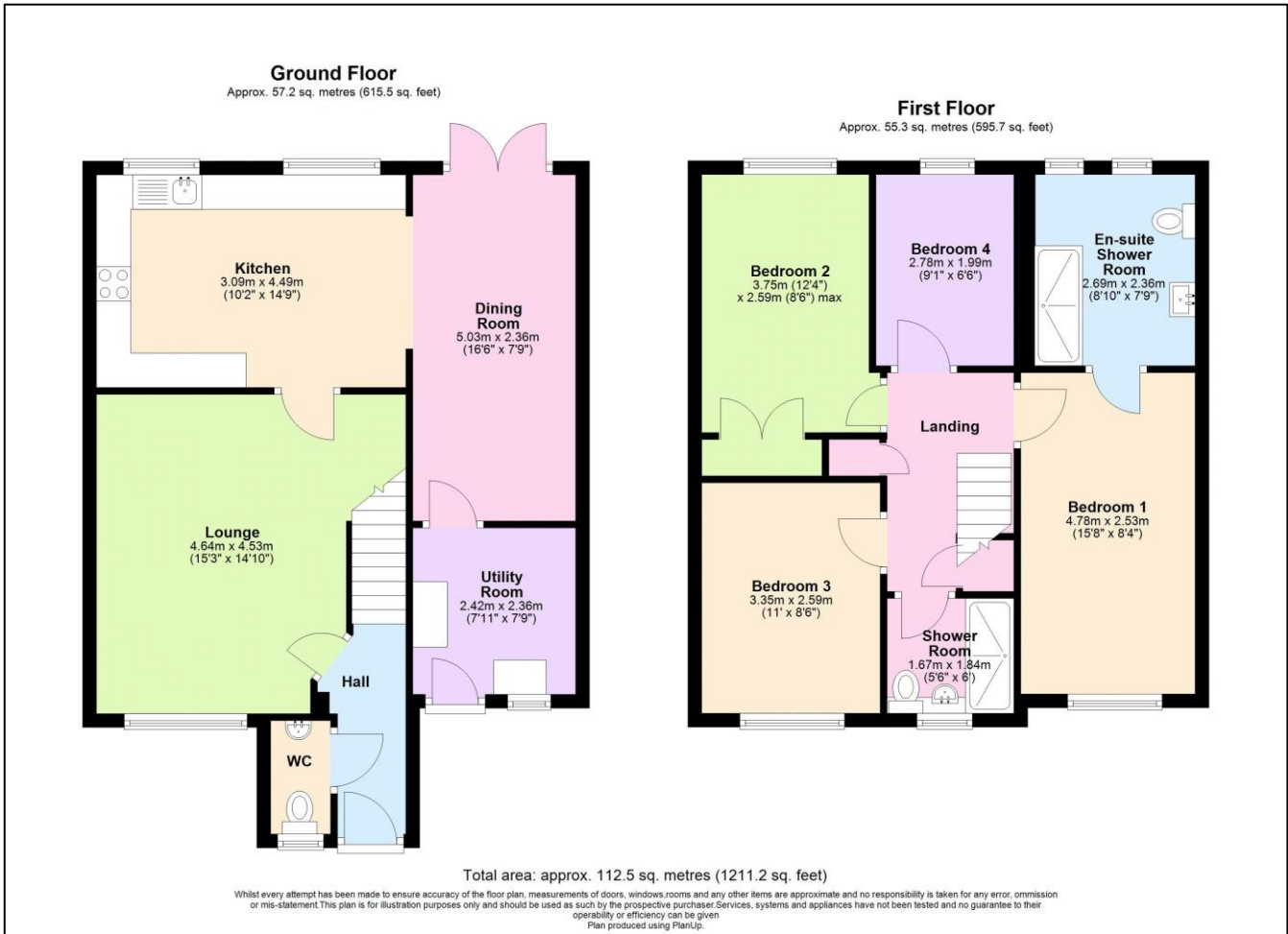
The property enjoys easy parking to the front for at least two vehicles side by side. At the rear there is a lovely landscaped garden that is fully enclosed and has both a lovely paved seating area outside of the rear doors and this continues up to a manageable, well maintained lawn.

Faulkland View is just seven miles from Bath city centre and sixteen miles making this an ideal commuter base. The village centre is a fifteen minute walk where a good selection of shops and services are available, plus regular public transport. Open countryside is a five minute walk.

Tenure: Freehold

Council Tax Band: C





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Score	Energy rating	Current	Potential
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39-54	E		
21-38	F		
1-20	G		

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01761 411020 or email us at sales@samchiversproperty.co.uk

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