



- A three bedroom detached family home
- Modern and beautifully presented internally
- Attractive kitchen/dining room with French doors to the garden
- Main bedroom with en suite shower room
- Landscaped, level rear garden and easy parking
- Excellent commuter base with good local schools close by



'Its all about the modern way of living with a super kitchen/dining room with doors opening out onto a generous sized garden which has been landscaped for ease of maintenance and is perfect for entertaining!'

This three bedroom detached home comes to the market and is presented almost as new having been very well cared for and cosmetically updated by the current owners over the period of their ownership. As you step through the front door there is a good size entrance hallway with doors to both lounge and kitchen/dining room, stairs to the first floor, a handy wc and store cupboard, The lounge has a dual aspect and a large feature media wall and the kitchen/dining room offers a range of modern high gloss wall and floor units, integrated appliances and a breakfast bar/island. On the first floor there are three bedrooms, the main bedroom is a very good size with en suite shower room, bedroom two is also a comfortable double and bedroom three is a single or as currently set up an office/dressing room. The main family bathroom is also in very good condition. GCH and double glazing. The property is sold with the remainder of its NHBC build warranty. Externally there is a fully enclosed level garden which has been nicely landscaped with artificial turf, paved patio and to the far end a decked seating/BBQ area. Side access gate leading to tandem parking for two vehicles.

Agents Note: The property is subject to an annual management fee of £250 payable to Pinnacle Property Management Ltd.

Quantock Close forms part of this most popular modern development, positioned on the southern outskirts of Midsomer Norton town. Open countryside is on the doorstep. The newly constructed Norton Hill primary school and Norton Hill secondary school will serve this property well, both being less than a mile from the property and an easy ten minute level walk. The town centre of Midsomer Norton is two miles. Bath city centre is twelve miles in distance and Bristol city centre sixteen miles making this a tangible commuter base for both cities.



Ground Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 83.0 sq. metres (893.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the 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.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.