



- A substantial detached family home providing extensive accommodation
- Spacious lounge with bay window to front and double door into dining room
- Light and airy kitchen overlooking the rear garden and separate utility room
- The original double garage has been part converted to provide a fifth bedroom, playroom, or home office
- Large conservatory opening onto the private garden, gas central heating
- Four bedrooms, ensuite shower room and feature family bathroom
- Private drive, integral garage and private West facing garden



"A substantial detached property offering extensive accommodation and enjoys an extremely and sunny West facing garden."

The accommodation comprises a sheltered front door leading into the entrance hallway, which boasts a double door storage cupboard and handy cloakroom. There is a spacious lounge with bay window to front and glazed double doors leading into the dining room. The dining room has ample space for a table and accesses the kitchen and conservatory. The kitchen provides a good range of units and overlooks the rear garden. Separate utility room with door leading into the 5th bedroom / playroom / home office which has doors opening onto the garden. There is a large conservatory with French doors also opening onto the garden. On the first floor are four bedrooms all with fitted wardrobes. Ensuite shower room and family bathroom with feature roll top double end bath and floor mounted pillar tap. Gas central heating and double glazing.

Outside to front is a private drive leading to an integral garage with power and lighting. Gated access to the side of the property leads into a private and fully enclosed rear garden. The garden is mainly laid to lawn with paved patio area, pergola and mature planting. There is a sunny west facing aspect. Gated access to a footpath with a convenient short walk to the Norton Radstock Greenway which is perfect for physical exercise and dog walking.

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



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Score	Energy rating	Current	Potential
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55-68	D		
39-54	E		
21-38	F		
1-20	G		

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