



- A four bedroom detached family home
- Set on a popular, quiet residential cul-de-sac
- Spacious kitchen/dining room plus large utility
- Main bedroom with en suite shower room
- Private, enclosed South facing garden
- Easily commutable to Coty of Bath on daily basis



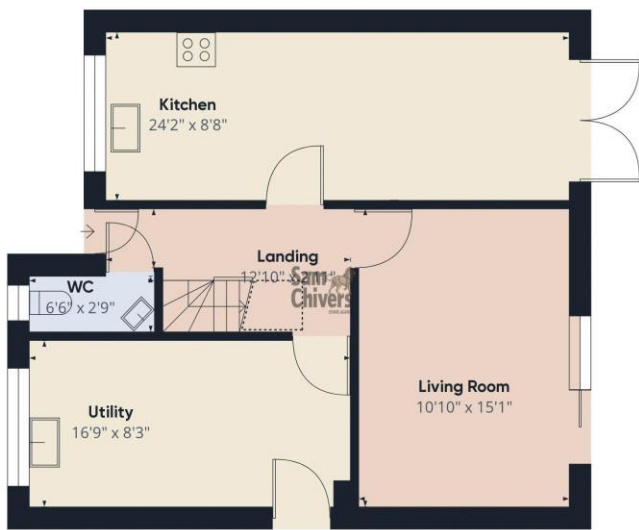
'The position of this detached family home really is excellent and enjoys a lovely South facing rear garden as well as plenty of parking!'

Occupying a quiet position, tucked away in the corner of the cul-de-sac, this four-bedroom detached home would perfectly suit a growing family and has plenty of space on offer following the conversion of the original garage into useable accommodation. As you step through the front door you arrive at the entrance hallway with stairs to the first floor and a door into the ground floor wc. The lounge is light and bright and is located at the rear of the property with doors opening onto the garden. There is a spacious kitchen/dining room which runs the length of the property and has French doors to the garden. Also, on the ground floor the garage has been adapted to create a large utility/boot room but could be used in a variety of ways. On the first floor there are four well proportioned bedrooms which includes a large main bedroom with fitted wardrobes and an en suite shower room. The property also has a main family bathroom. GCH and double glazing. The front of the property provides parking for three/four vehicles if so desired and at the rear there is a fully enclosed garden with a private and sunny feel given its Southerly orientation. The garden for the most part is laid to lawn with a patio seating area and there is a side access pathway. The property also has an electric car charging point.

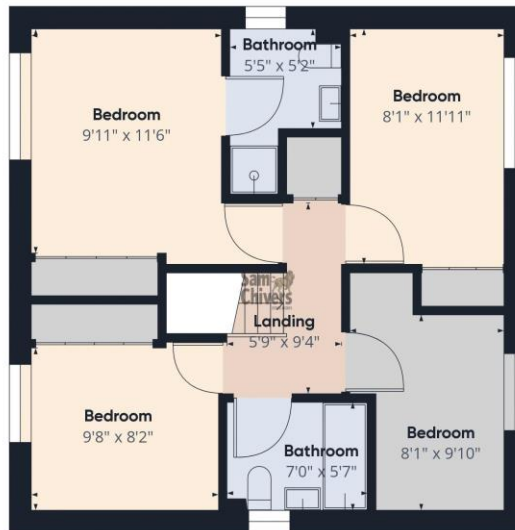
The village of Peasedown St. John is a well-regarded location given its fantastic links to Bath and offering a wide range of general amenities including a popular school. Bath is only 6 miles away and regular public transport runs from the village centre. Open fields and recreation areas are close at hand.

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





Floor 0



Floor 1

Approximate total area⁽¹⁾
1158.99 ft²

Reduced headroom
9.75 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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| 81-91 | B | | 83 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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