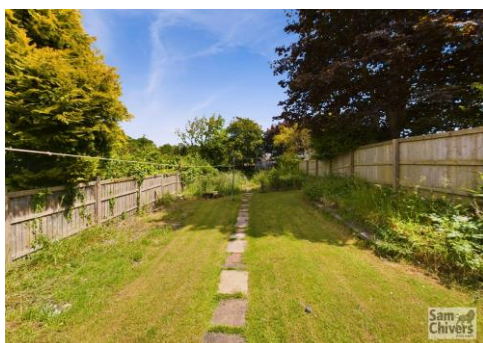




- A well established three bedroom semi detached home
- Plenty of flexible ground floor accommodation
- Lounge, dining room, and options on 4th bedroom or office
- Large and private rear garden
- Garage and lots of driveway parking
- Super location close to schools, town and the Greenway



***'A spacious family home in a desirable well regarded part of the town and is coupled with a large sunny and private rear garden!'***

This three bedroom semi detached home is situated in a fantastic location within walking distance of local schools, the town and also the pretty cycle path network. The property itself has a welcoming entrance hallway with stairs to the first floor and doors into the lounge and also a really useful additional ground floor room with a wc which could make a handy office, play room or fourth bedroom. The lounge is a generous size and leads through to a separate dining room and the kitchen is located at the rear and overlooks the garden. On the first floor there are three bedrooms and a family bathroom. GCH and double glazing.

Externally the property has a front garden and lengthy driveway which provides parking for several vehicles in tandem and runs down to a good size garage. The rear garden is very private and is laid predominantly to lawn and stretches approx 75ft in length. The property also has a really useful undercroft for additional storage.

The location of this property is fabulous with the town centre, schools, doctors/dental surgeries and the Norton Radstock Greenway all within easy walking distance and catering for a whole host of buyer types. Both Bath & Bristol are within daily commuting distance.

**Tenure:** Freehold

**Council Tax Band:**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

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.